



PASTURELAND AT CLAYDON

Mollington Road, OX17 1EN

BROWN & CO

PASTURELAND AT CLAYDON

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Approximately 13.51 Acres (5.47 Hectares) of Paddock Land

Paddock Land Two Enclosures | Direct Road Access | Close

Proximity to Village

FOR SALE BY PRIVATE TREATY AS A WHOLE

LOCATION

The land lies to the south of the village of Mollington with a frontage onto the Mollington Road. See plan within these particulars for the exact position of the land.

DESCRIPTION

The property comprises two enclosures of permanent pasture. Against the northern boundary there is a small pond and there are mature trees on the hedge line between the two enclosures.

METHOD OF SALE

The property is offered For Sale by Private Treaty as a Whole.

TENURE AND POSSESSION

Tenure is Freehold and Vacant Possession will be granted on completion.

DEVELOPMENT CLAWBACK

The Vendor will reserve the right to receive 30% of any uplift in value in the event that planning permission is granted (payment on sale or implementation) for any use other than agriculture or equine, running for a period of 20 years from the date of completion.

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment

SERVICES

Mains water can be made available via a sub-metered supply arrangement.

SPORTING, MINERAL AND TIMBER RIGHTS

Sporting, Mineral and Timber Rights will be included within the sale so far as they are owned by the vendor.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is offered For Sale subject to all existing rights including rights of way, whether public or private, light, support, drainage, water, gas, electricity supplies, and mineral rights, easements, quasi-easements or wayleaves whether or not referred to in these particulars.

There is a public footpath running in an NW/SE direction over the first enclosure off the Mollington Road.

ACCESS

The property is accessed off Mollington Road.

WHAT 3 WORDS LOCATION SEQUENCE

///rehearsed.hotels.rise

VIEWING

Viewing is strictly by appointment with Brown & Co.
David Thorpe – 01295 220223 - david.thorpe@brown-co.com

PLANS, AREAS AND SCHEDULES

The plan is published for illustrative purposes only and although believed to be correct, it's accuracy is not guaranteed.

LOCAL AUTHORITY

Cherwell District Council – 01295 227001

BOUNDARIES

The purchaser will be deemed to have full knowledge of all boundaries comprising the property. Neither the vendor nor their agents shall be responsible for defining the boundaries of the ownership thereof.

The purchaser will fence the unfenced northern boundary to an agreed specification within 3 months of completion.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with most recent Anti-money Laundering legislation, purchasers will be required to provide proof of identity and address to the Vendor's agents once an offer has been submitted and accepted (Subject to Contract) prior to solicitors being instructed.

GENERAL REMARKS AND STIPULATIONS

These particulars are Subject to Contract.

