



Land at London Street, Faringdon

# Land at London Street Faringdon

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Offers in excess of £185,000

Pasture and Woodland 2.193ha (5.421 acres)

Bordering the edge of Faringdon

Potential for alternative use subject to statutory consent

## LOCATION

Adjoining London Street in the Market Town of Faringdon lying between the City of Oxford (19 miles) and Swindon (13 miles) just off the A420

## DESCRIPTION

A block of pasture (about 1.263ha - 3.12 ac) and woodland (about 0.93ha - 2.29ac) on the edge of Faringdon

The pasture is partially fenced against neighbouring land and is slightly undulating

The woodland comprises an attractive block of mature broadleaf trees which includes oak, beech, holly and ash



## ACCESS

The pasture and woodland is accessed via a right of way along the private driveway to Sudbury Court, as shown hatched black on the plan for identification purposes only

## SERVICES

There are no services connected to the

property, although the property has the right to connect into utilities from the adjoining land at Sudbury Court

Purchasers should make their own enquiries as to the suitability of the adjoining services for their own purposes

## PLANNING

The land lies within the Vale of White Horse District and is subject to policies within the VWH Local Plan 2031

The property falls within The Faringdon Conservation Area

## OVERAGE

The vendor will retain an overage on the property

The purchaser and their successors in title will pay an overage of 34% on the uplift in value if a change of use is obtained in the next 40 years from completion of the sale

Such payment to be made on the difference between the market value of the land as

agricultural use, as at the date of a change of use being obtained, and the market value of the land subject to the change of use consent

For the avoidance of doubt a change of use will also include any Permitted Development consent and the overage will apply on all future change of use consents rather than be extinguished at the first payment

## CURRENT USE

The land is currently used as woodland with vacant possession by the owners and as grazing land by a local organic dairy farmer under a Farm Business Tenancy which expires on 30th October 2023

The pasture land is registered as Organic land with the Soil Association

The land is not entered into any Government grant scheme and there are no BPS Entitlements attached to the property



## TENURE

The property will be sold with vacant possession at completion

The current tenant of the pasture land would be interested in discussing the opportunity of farming the land in the future under a licence or Farm Business Tenancy

## DIRECTIONS

From Faringdon Market Place proceed up London Street in the direction of Oxford

As you leave the town, just before the entrance to Sudbury House Hotel on the right, park your vehicle and walk down Sudbury Court lane

The entrance gate to the field is on the right, on the edge of the woodland just before the dwellings at Sudbury Court

## VIEWINGS

Strictly by appointment with the agents  
Please contact Marriotts Property LLP on 01367 242422. Ref: AJB/MC



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