



LAND AT BRIGHTWELL-CUM-SOTWELL

Wallingford, Oxfordshire OX10 0RT



LAND AT BRIGHTWELL-CUM-SOTWELL WALLINGFORD OXFORDSHIRE OX10 0RT

**An attractive block of pasture
situated to the south of
Brightwell-cum-Sotwell village**

Wallingford 1.7 miles Oxford 10.5 miles

For Sale by Private Treaty
In all about 7.99 acres (3.23 hectares)

Location

The land is located immediately to the south of Brightwell Street in the village of Brightwell-cum-Sotwell with the A4130 approximately 0.5 miles to the north. Pedestrian and vehicular access to the land is directly from Brightwell Street.

Description

The land is predominantly level and includes an approximately 0.32 acre area of mature trees giving the land an attractive appearance. The land is bordered by fencing, hedgerows and trees with a brook running along the southern boundary.

GENERAL

Method of Sale

The land is available for sale by private treaty.

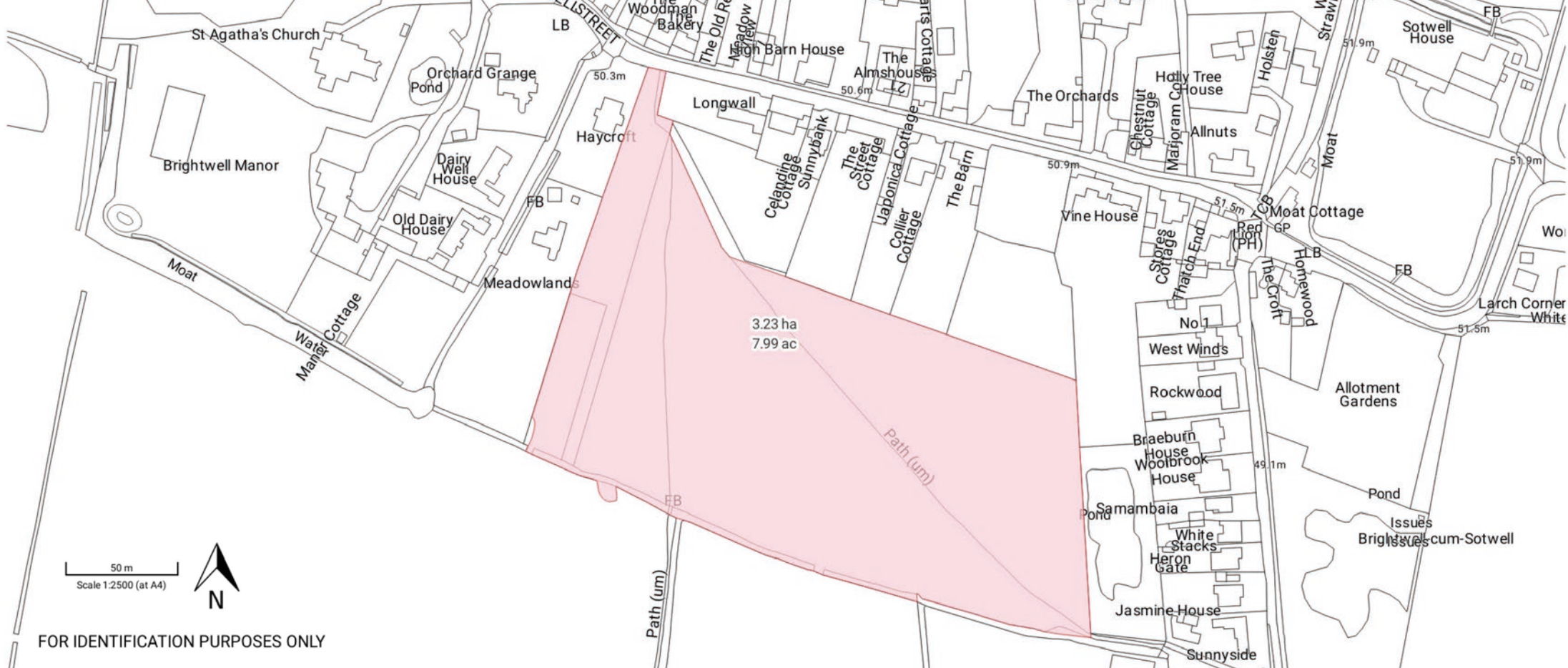
Tenure and Possession

Freehold with vacant possession on completion.

Services

Mains water is connected to the property which feeds a trough on the southern boundary.





Wayleaves, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. Two public Footpaths run across the land.

Sporting, Timber and Mineral Rights

Included within the sale in so far as they are owned.

Overage

The land is offered subject to an overage provision providing that in the event of certain forms of development within 30 years of the date of the sale then 50% of the uplift in value as a result of such development would be payable to the Vendor.

Local Authority

South Oxfordshire District Council.

Plans

Plans included within these particulars are for information and reference purposes only and are not necessarily to scale.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT then such tax will be payable in addition.

Viewing

PLEASE NOTE HEALTH AND SAFETY REMARKS BELOW. During daylight hours on foot with a copy of the Particulars. Please telephone Adkin on 01235 86288 to confirm time of visit.

What3words

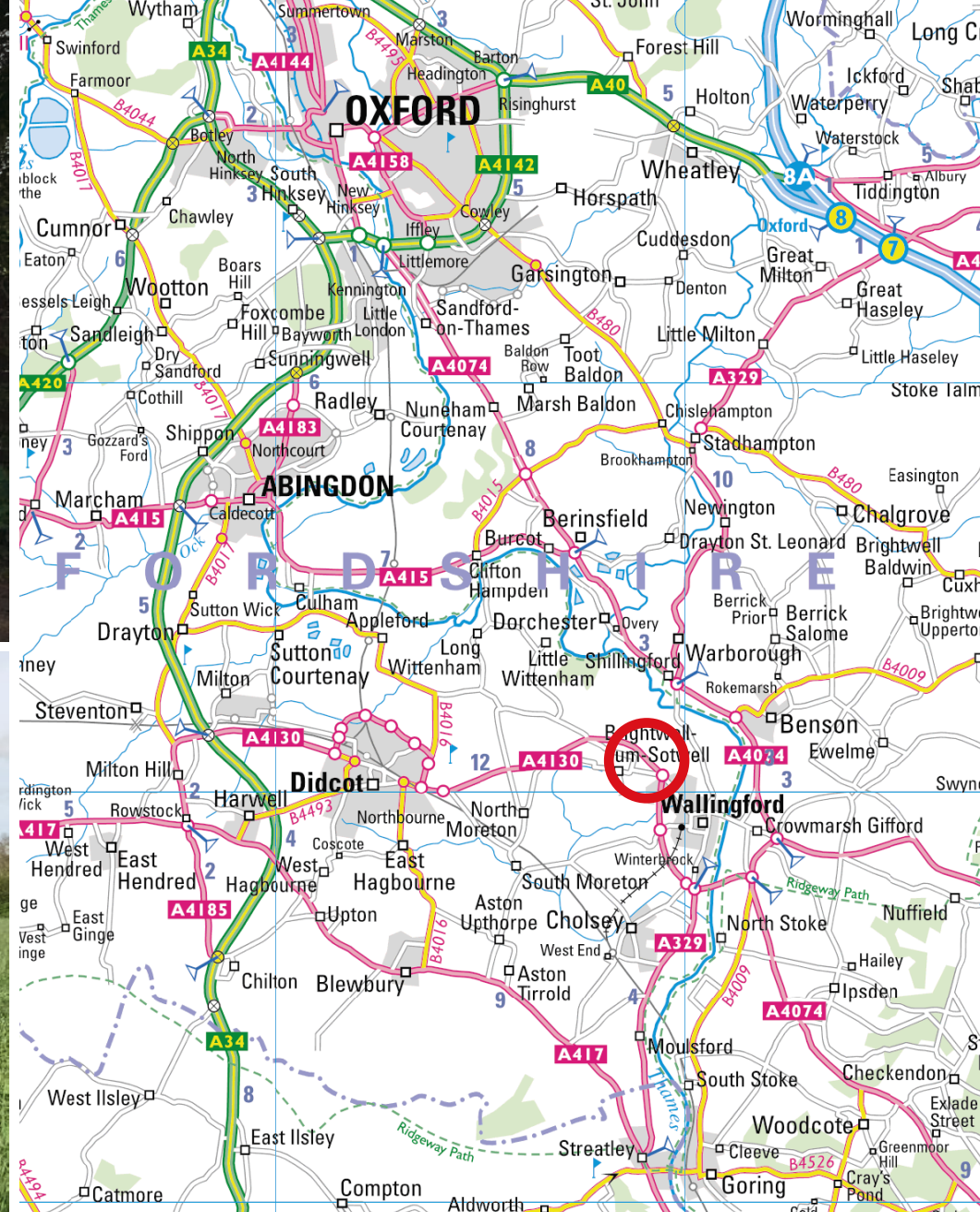
The entrance to the land can be found at [What3Words/// clipboard.mergers.linguists](https://www.what3words.com/clipboard.mergers.linguists)

Health and Safety

Please do not park vehicles in any way that could cause an obstruction to Brightwell Street. Please be aware that there may be rabbit holes in the field so take extra care when walking the land. Please be vigilant for these and any other potential hazards when making an inspection of the land.

Further Details

Please contact: Simon Alden or Alexandra Brown on 02135 862888 or by email: simon.alden@adkin.co.uk or alexandra.brown@adkin.co.uk



Orpwood House, School Road
Ardington, Wantage, Oxfordshire OX12 8PQ
 Telephone: 01235 862888
 mail@adkin.co.uk
 www.adkin.co.uk

Important Notice: Adkin for themselves, and the Vendors of this property, whose Agents they are, give notice that:
 (1) These particulars do not constitute, nor constitute any part of any offer or contract; (2) All statements contained in these particulars as to this property are made without responsibility on the part of Adkin, or the Vendor; (3) None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact; (4) Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) The Vendor does not make or give, and neither Adkin nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Particulars and Photographs April 2024

