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**SIMMONS & SONS**



Land at Manor Farm, Henton, OX39 4AE

29.83 acres (12.07 hectares) For Sale by Private Treaty

Lot 1 £180,000

Lot 2 £220,000

Lot 3 £150,000

Lot 4 £150,000



## Land at Manor Farm

Henton

Oxfordshire

OX39 4AE

**For Sale as a Whole or in Lots by Private Treaty**

### Description

The land extends to approximately 29.83 acres in total and comprises an area of permanent pasture that has been split into several paddocks for the grazing of horses. An area of hard standing is accessed by way of a metalled track is located on the eastern boundary of Lot 2 and provides for a yard area and an outdoor menage.



### Situation

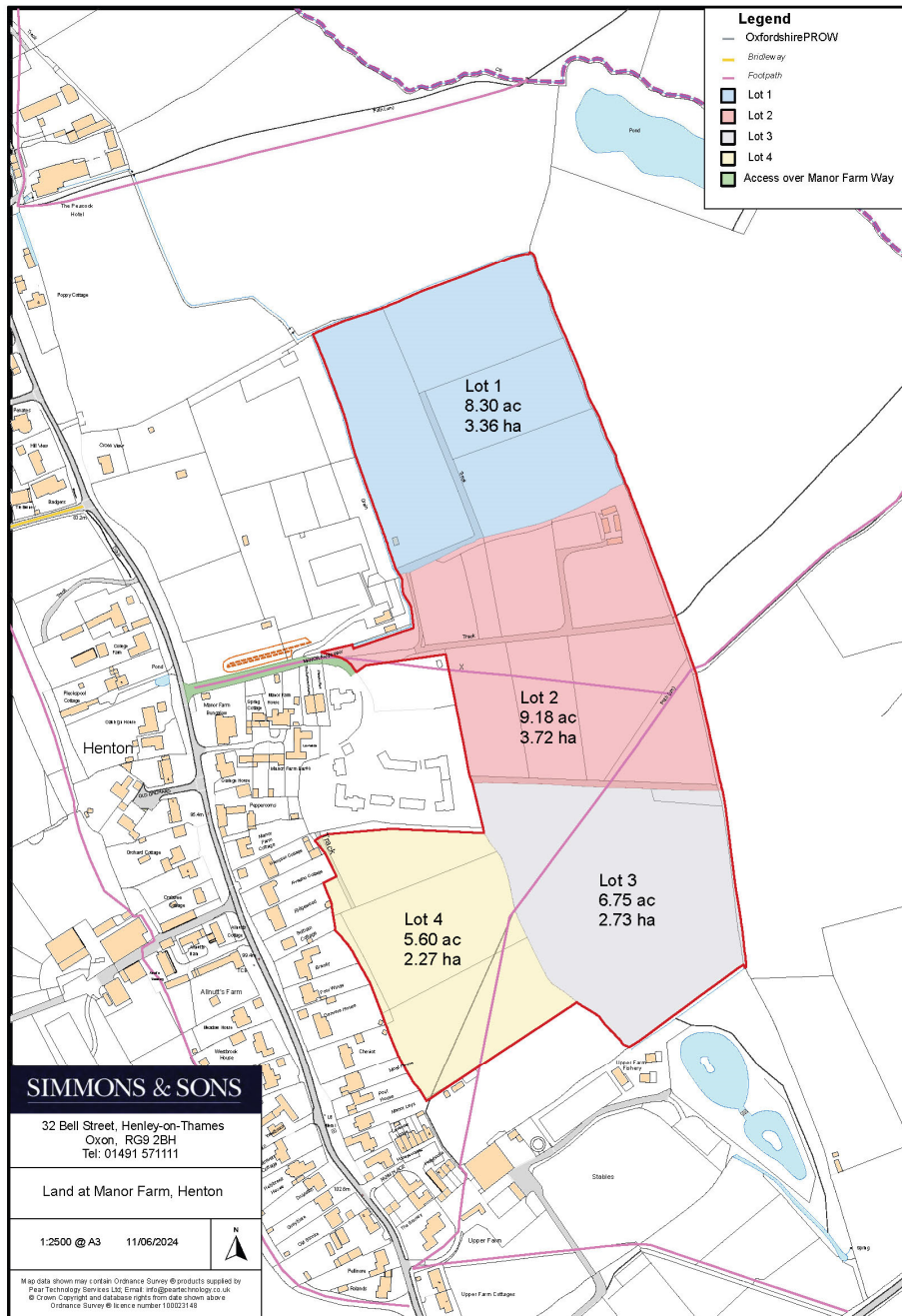
The land is located approximately 1.6 miles to the north of Chinnor, 4.2 miles to the south west of Princes Risborough and 5.9 miles to the south east of Thame. The land offers a fantastic opportunity to acquire an equestrian facility in the heart of the highly desirable village of Henton. A location plan may be found at the end of these sales particulars.

### Tenure

The land is being offered for sale, freehold with vacant possession.

### Services

Interested parties are advised to undertake their own enquiries regarding service connections and utilities. A mains water connection is located at the beginning of Manor Farm Way, with formal rights to lay services along the access drive shaded green.



## Lotting

The land is being offered for sale as a whole or in lots.

### Lot 1 - £180,000

8.30 acres (3.36 hectares) shown shaded blue on the plan.

### Lot 2 - £220,000

9.18 acres (3.72 hectares) shown shaded red on the plan.

### Lot 3 - £150,000

6.75 acres (2.73 hectares) shown shaded grey on the plan.

### Lot 4 - £150,000

5.60 acres (2.27 hectares) shown shaded yellow on the plan.

## Access

Access to the property is gained over Manor Farm Way. A formal right of way exists over Manor Farm Way shaded green on the plan for all purposes and at all times with or without vehicles. Should the lots be sold away separately access tracks will be created from Manor Farm Way, providing vehicular access to all lots.

## Wayleaves, Easements and Third Party Rights

The property is sold subject to and with the benefit of all rights of easements, wayleaves and rights of way, whether referred to or not in these particulars.

Public footpath 165/19a/10 runs east to west across the land.

Public footpath 165/19/20 runs from south west to north east across the land.

Public footpath 165/19/10 runs from east to west across the land.

The public footpaths as detailed from the definitive footpath plan are illustrated in pink on the plan attached.



## Timber, Minerals and Sporting Rights

The timber, mineral and sporting rights are included in the sale insofar as they are owned.

## Planning

The property is situated within the administrative boundaries of South Oxfordshire District Council. The land is not located within the Greenbelt or an Area of Outstanding Natural Beauty (AONB) now known as the National Landscape.

We are aware that the 4 x 3 timber stable blocks and menage do not have consent to be in place where they are currently situated.

## Overage Clause / Uplift Clause

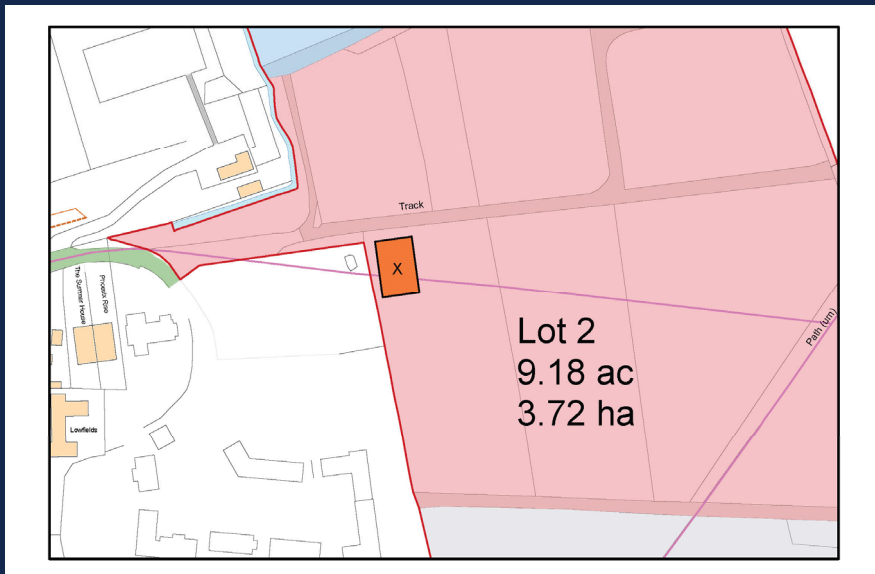
The land is being sold subject to an uplift clause of 30% of the increase in value gained from any subsequent change of use of grant of planning consent for any non-agricultural use on the land granted within 30 years from the date of the sale. This overage clause does not include the formalising of the 4 x 3 timber stable blocks and menage in their current position.



## Additional Comments

The neighbouring land owner to the west of Lot 2 has the right to create a balancing pond shown on the plan to the left marked X. At the date of these particulars the pond does not form part of the proposed development plans however the right for one to be created remains in place. This right extinguishes on completion of the development. Please contact the selling agent for further information on this.

The successful purchaser of all of the lots have no obligation to enter into a maintenance provisions for the access over Manor Farm Way.





## Viewings

The property may be viewed during daylight hours by persons holding a set of these sales particulars. We require that you register your interest with us before viewing the land.

Persons entering the land on foot do so at their own risk. Please note that there may be grazing livestock within the pasture. Neither Simmons & Sons, nor the landowner, nor the livestock owner accept any liability for any consequential injury to persons within the property either by livestock or howsoever caused.

**What3words:** circular.inspected.juggle

**Postcode:** OX39 4AE

**OS Grid Reference:** SP765026



## Contact

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## Local Authority

South Oxfordshire District Council  
Abbey House, Abbey Close,  
Abingdon  
OX14 3JE  
T: 01235 422422

**Date of Particulars:** June 2024

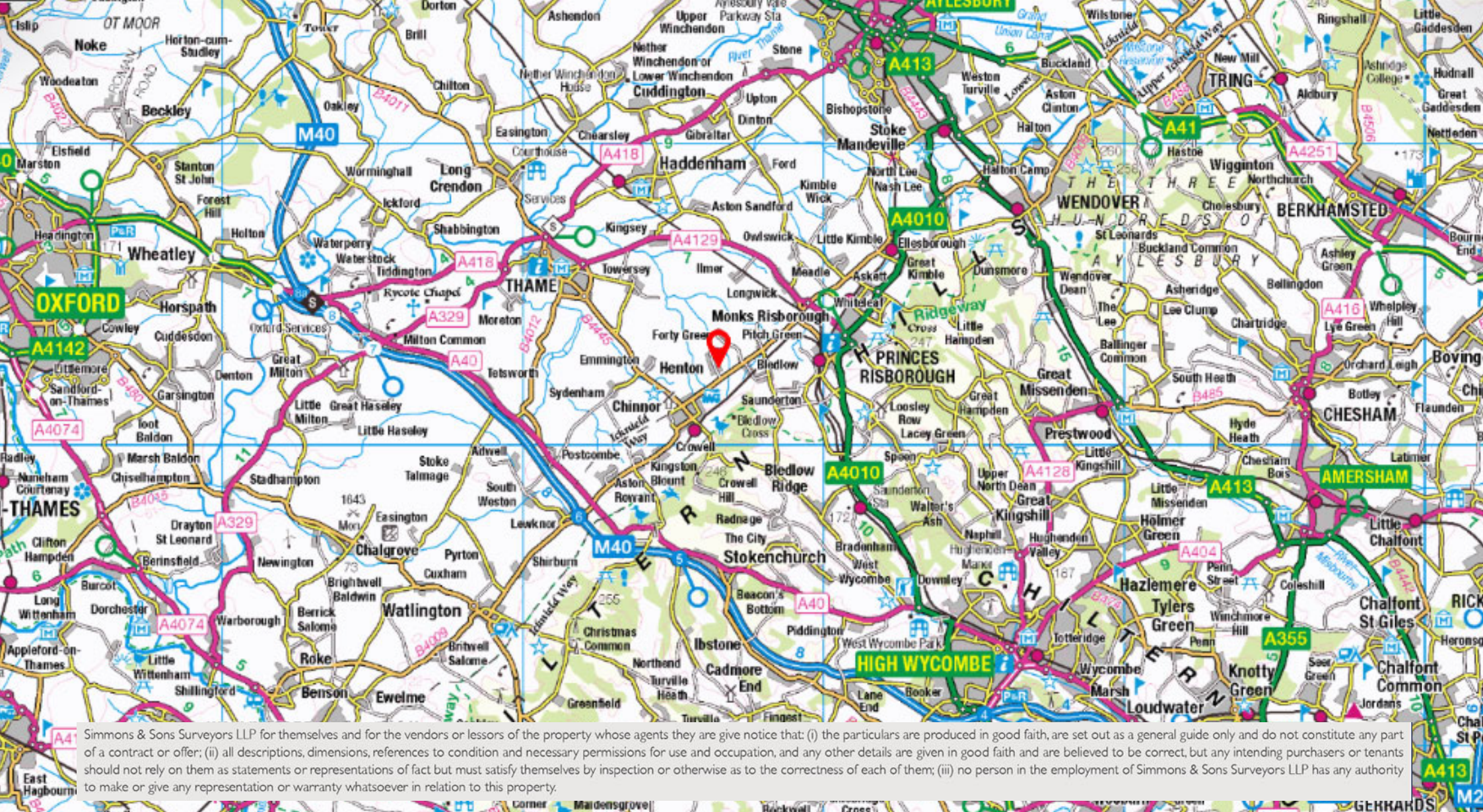












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