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# SIMMONS & SONS

Grove Farm, Pishill, Oxfordshire RG9 6HH  
3.47 acres (1.40 hectares)

Offers in Excess of £500,000  
For Sale by Private



# SIMMONS & SONS

32 Bell Street, Henley-on-Thames  
Oxon, RG9 2BH  
Tel: 01491 571111

Grove Farm, Pishill

1:2500 @ A4 03/11/2022



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**Grove Farm  
Pishill  
Henley-on-Thames  
Oxfordshire  
RG9 6HH**

**For sale as a whole by Private Treaty**

**Description**

For sale in a delightful location in rural Oxfordshire on the outskirts of the village of Pishill is a range of farm buildings together with a block of pasture extending to approximately 3.47 acres (1.40 hectares). To the northern boundary the land is flanked by woodland and is surrounded by open fields to the south and west, bringing with it a sense of tranquillity and isolation whilst being within easy reach of Henley-on-Thames with its many amenities.

**Key Features**

The property comprises a block of permanent pasture together with a range of agricultural buildings totalling 651.24m<sup>2</sup> (7,009.89ft<sup>2</sup>) (GEA). The larger of the buildings as identified on the plan on Page 2 of these particulars are detailed below:

Building 1: 75.68m<sup>2</sup> (814.61ft<sup>2</sup>)

Building 2: 142.91m<sup>2</sup> (1,538.27ft<sup>2</sup>)

Building 3: 168.06m<sup>2</sup> (1,808.98ft<sup>2</sup>)

Building 4: 89.53m<sup>2</sup> (963.69ft<sup>2</sup>)

There is the potential to create alternative uses over the existing to residential or commercial aspects, subject to the usual planning consents.



Pishill lies within easy reach of the neighbouring towns of Henley-on-Thames, Watlington, Reading and the City of Oxford. London is also easily accessible from the M40 Motorway and the Elizabeth Line at Reading Train Station.

**Situation**

Grove Farm is located approximately 6.1 miles northeast of Henley-on-Thames and 14.2 miles to the north of Reading. A location plan may be found at the end of these sales particulars.

**What3words: [host.voucher.lifeboats](#)**

**Postcode:** RG9 6HH

**OS Grid Reference:** SU708904

**Access**

Access to the property is gained directly from the highway through two gated entrances on the southern boundary, one being private and the other a shared access.





### **Services**

Interested parties are advised to undertake their own enquiries regarding service connections and utilities.

### **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. Bridleway and Promoted Path number 397/21/40 traverses the yard via the main gates and runs due north before turning east into neighbouring woodland.

### **Timber, Minerals and Sporting Rights**

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

### **Tenure**

The freehold interest in the Property is being offered for sale by Private Treaty with Vacant Possession.

### **Planning**

The Property is situated within the administrative boundaries of South Oxfordshire District Council and the Chilterns National Landscape (formerly known as the Area of Outstanding Natural Beauty).

Interested parties are advised to make their own enquiries with regard to planning matters.

### **Overage Clause**

Please note that the sale of the land will not be subject to any overage clause and therefore any sales contract will be unconditional. The Vendor will not consider any "subject to planning" offers, option agreements or land promotion agreements.







## Land-based Schemes

There is no current Countryside Stewardship Scheme or Sustainable Farming Incentive agreement in place.

## Local Authority

South Oxfordshire District Council  
Abbey House  
Abbey Close  
Abingdon OX14 3JE

T: 01235 422 422

## Viewings

The Property may be viewed during daylight hours strictly by appointment only. We require that you register your interest with us in the first instance.

Persons entering the Property do so at their own risk. Neither Simmons & Sons, nor the landowner, accept any liability for any consequential injury to persons within the Property howsoever caused.

## Contact

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**Date of Particulars:** May 2024













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