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SIMMONS & SONS



Land at North Farm, Wallingford Road, OX11 9BE

3.62 hectares (8.94 acres) of Permanent Pasture

OIEO: £195,000

Freehold

Land At North Farm
Wallingford Road
North Moreton
OX11 9BE

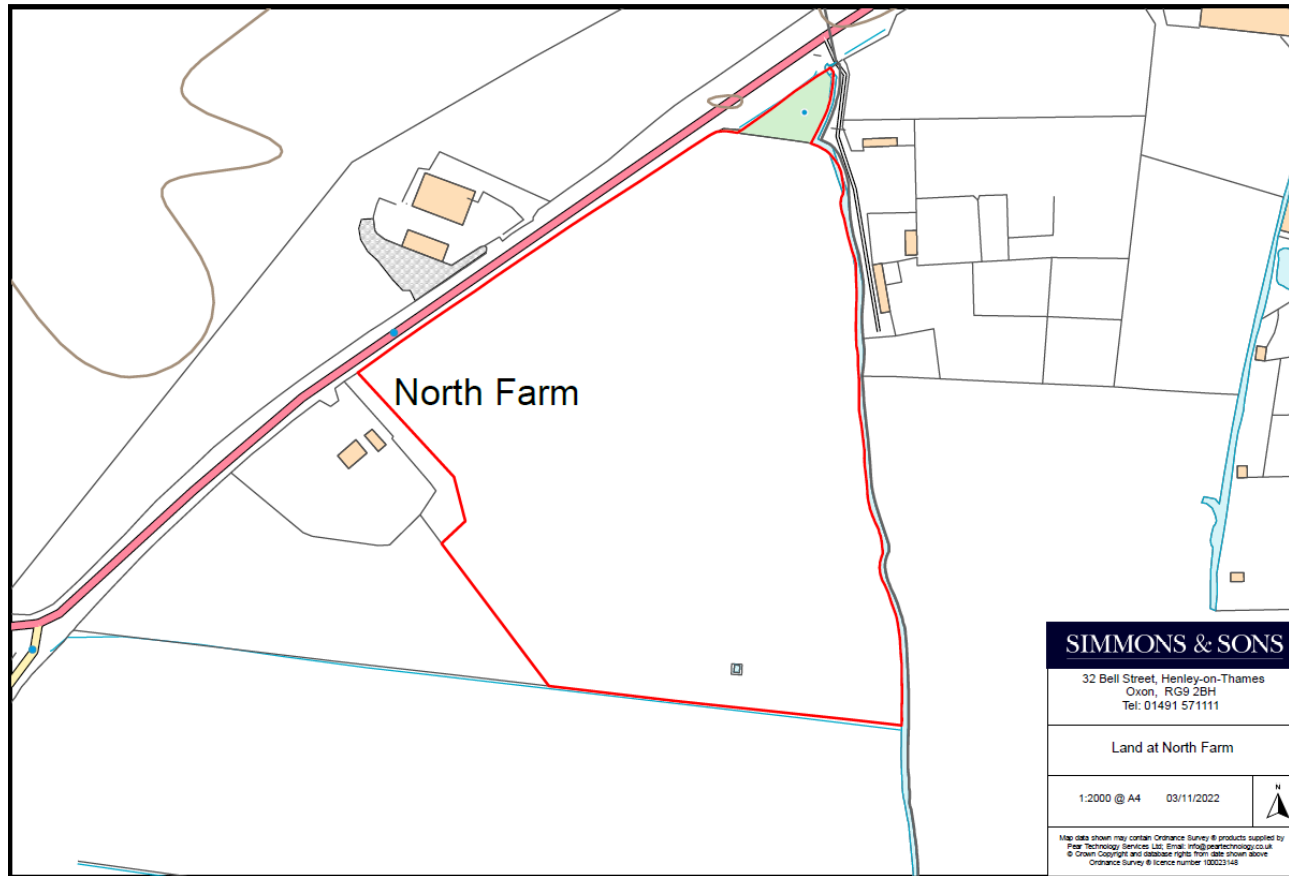
- 8.94 acres (3.62 hectares)
- Permanent Pasture
- Well-connected Rural Location
- For Sale as a Whole by Private Treaty
- Overage: 30% for a period of 20 years
- What3Words: ///wider.botanists.repay

A rare opportunity to purchase a block of permanent pastureland located on the outskirts of North Moreton and Wallingford. North Moreton is an historic village boasting attractive residential dwellings in a picturesque setting and benefitting from excellent connections to main arterial routes to Oxford, London and The North. There may be the potential to erect an agricultural building, subject to the usual planning consents.

SITUATION

The land is located to the north of North Moreton, approximately 3.1 miles to the northwest of Wallingford Town Centre and 3.6 miles east of





Didcot. A location plan may be found at the end of these sales particulars.

OVERAGE

The land is subject to an Overage of 30% of the increase in value gained from any subsequent change of use or grant of planning consent away from agricultural use on the land granted within 20 years from the date of sale.

SERVICES

The land is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplied 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.

There are no services connected to the land. Interested parties are advised to undertake their own enquiries regarding services connection and utilities.

ACCESS

Access to the Property is gained via a set of metal field gates off the A4130 Wallingford Road.





Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract of offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

PLANNING

Interested parties are advised to make their own enquiries in respect of planning matters.

DIRECTIONS

From the A4130 at Wallingford continue North on Calvin Thomas Way. Turn left at the Roundabout with Wantage Road and continue on the A4130 for 1.8 miles. The field gate is located on the left within the hedgeline before the entrance to North Farm House.

LOCAL AUTHORITY

South Oxfordshire District Council

VIEWINGS

Strictly by appointment only with Simmons & Sons, Henley-on-Thames

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Date of Particulars: September 2025

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Rural

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