

The Railway Land Park Farm Road, Hook Norton OX15 5LR

Guide Price £50,000

This parcel of land forms part of the disused railway line, dismantled in 1964, between Banbury and Cheltenham. The land features a wooded area and the remains of the stone viaducts. The structures are solid, made of local stone and measure between 60 and 85ft in height. The largest is calculated to contain 2,000 stone blocks. The area is measured at 6.42 acres in total.

LOCATION

Hook Norton is a popular, well-served vibrant Oxfordshire village situated on the edge of the Cotswolds, close to such centres as Banbury (9 miles with M40 link), Charlbury (12 miles), both with main line station to London, Chipping Norton (5.5 Miles), Stratford-upon-Avon (22 miles) and Oxford (25 miles). There is also a local bus service. The village itself has a wonderful community with a village shop, Post Office, Doctors and Dental Surgeries, Library, Public Houses, brewery, well-regarded Primary School and secondary education is available at Chipping Norton.

DESCRIPTION

A 6.42 parcel of land that formed part of the Banbury to Cheltenham railway line and features several disused viaduct stacks constructed of local stone. The railway was dismantled in 1964 and any useful scrap metal was removed. The solid stone stack features are between 60-85ft in length.

WAYLEAVES AND EASEMENTS

The land is sold with the benefit of all rights of way (whether public or private), light, support, drainage, water supplies and other rights and obligations, easements, quasi-easements and restrictive covenants and all wayleaves for poles, stays, cables, drains and water, gas and other pipes, whether referred to in these particulars or otherwise and subject to all outgoing or charges connected whether mentioned or not. The land sits within a Conservation Area and we have also been advised that there is a tree preservation order in place.

DESIGNATIONS

There are no statutory designations over the land, except being within a Nitrate Vulnerable Zone

SERVICES

To our knowledge the land does not have any services.

LOCAL AUTHORITY

Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA
Telephone: 01295 227001

VIEWING

May ONLY be undertaken during daylight hours in possession of a copy of these particulars and STRICTLY by prior appointment with Tayler & Fletcher

HEALTH AND SAFETY

For your own safety please do take extra care when accessing the site, we cannot sure that there are some hazards obscured in the undergrowth. We do not take any responsibility for unattended inspections.

DESIGNATIONS

The land is within a Nitrate Vulnerable Zone. Whilst this is an old railway line our investigations do not reveal the property as having any historic designations imposed upon it.

WOODLAND

The woodland is a mixed of native broadleaf trees including oak and ash. Our investigations do not reveal that this land is not within any Farm Woodland or Environmental grant schemes.

ACCESS

Access to the land is obtained by a right of access up the existing farm track.

RIGHTS OF WAY

There is one footpath crossing the land at the northern end. There are no known public rights of way designated on the land, although locals walk the wood.

CONTAMINATION

As this is a made-up railway line the buyer needs to be aware that there may be possible contamination of the land when the railway was created. We have no details and the buyer must make their own investigation in this regard.

TENURE & POSSESSION

Freehold. Vacant possession will be given upon completion.

METHOD OF SALE

This parcel is offered for sale by Private Treaty.

SPORTING RIGHTS

We believe that the sporting rights are included in the sale.

TAXATION

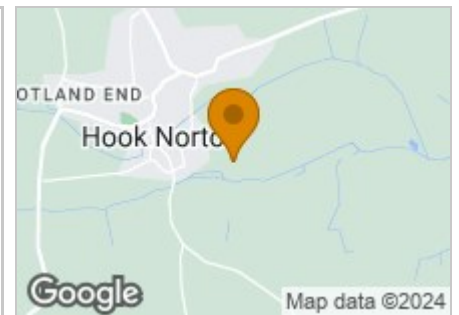
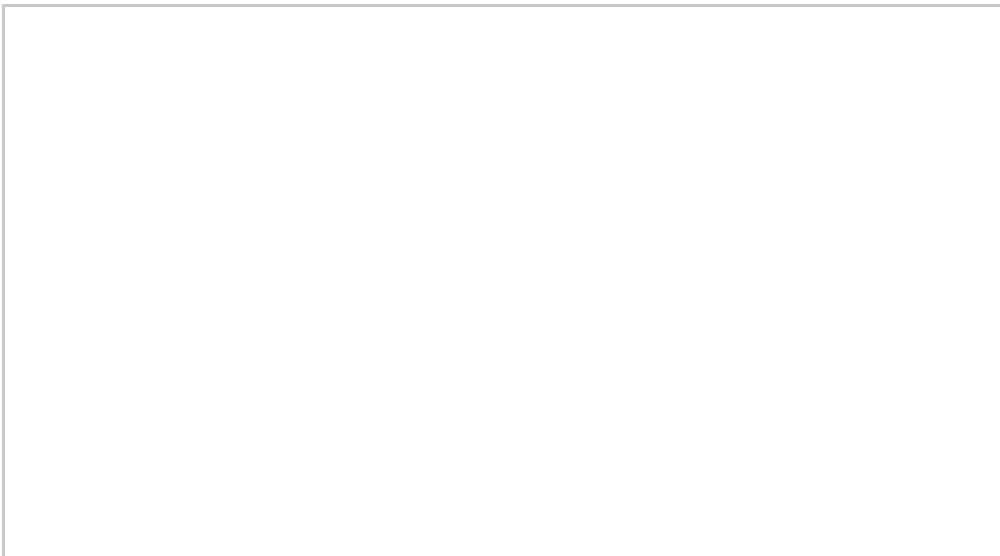
We highlight that commercially managed woods qualify for 100% Business Relief from Inheritance Tax after two years. Additionally Timber sales are free of all Income Tax and do not attract Capital Gains Tax. In certain circumstances it is possible to roll-over Capital Gains Tax into the proportion of the purchase price attributable to the value of the land.

AGENTS COMMENTS

This is useful block of mixed woodland offering a unique opportunity to purchase a bit of history and some good habitat. With its tax advantages it could offer a good return on an investment.

DIRECTIONS

What3words: ///slouched.newlywed.long



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.