

established 200 years

Taylor & Fletcher



10.86 acres of Arable Land
Nether Worton Road, Barford St Michael, OX15 0RN
Auction Guide £125,000

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For Sale by Public Auction on 12th June, 2024 at The North Cotswold Sale Room, Bourton-on-the-Water at 6pm precisely.

SITUATION AND DIRECTIONS

The land is situated within the Parish of Barford St John and St Michael. From Deddington take the B4031 towards Great Tew. After 2 miles going down Steepness Hill, after the crossroads the gate will be found on the right. The land will be identified by a Tayler & Fletcher For Sale board on the right hand side. The land is situated approximately 2 miles from Deddington, 4 miles from Great Tew, 6 miles from Banbury and 12 miles from Bicester.

What3words: earful.hides.cheeks.

THE LAND

The arable field amounts to 10.59 acres together with 0.26 acres of woodland in the north west corner. The boundary comprises a mixture of mature hedging. The current cropping is under an arable rotation and is third year grass ley.

WOODLAND/COPPICE

A small woodland/coppice exists with mixed native species including hawthorn and ash.

GENERAL REMARKS AND INFORMATION

SOILS

Soilscapes defines the land as freely draining slightly acid but base rich soils of loamy texture of high fertility. Soil analysis tests taken in 2021 are pH 6.0, Phosphate Index 2 (21.4 mg/l), Potassium Index 3 (357 mg), Magnesium Index 2 (98 mg/l). However, a clay cap exists on the

higher ground and we feel it is heavier ground than soilscape suggests.

ALTITUDE

The land has a MAFF Soil Classification and is Listed Grade 4. The altitude is 121m rising and peaking to 142m.

DRAINAGE

We understand that there is a historic drainage system on the land although no maps can be found.

RIGHTS OF WAY

No public rights of way crosses the land offering privacy.

MINERAL AND SPORTING RIGHTS

We understand that mineral and sporting rights are to be included in the sale.

STATUTORY DESIGNATION

The property is NOT situated within the Cotswolds Area of Outstanding Natural Beauty (AONB)

RURAL PAYMENTS

The land is registered with the Rural Land Register, with the field number believed to be SP 4331 2477. There are no entitlements or historic payments/transfer that will be made in relation to this land.

ENVIRONMENTAL SCHEMES

There are currently no environmental schemes existing on the land.





TENURE AND POSSESSION

Freehold with Vacant Possession but is subject to an FBT which is to be surrendered on 31st August 2024 or earlier should the hay crop be taken.

PLANNING

Our investigations do not identify any planning history on the site and therefore you must make your own investigations.

LOCAL AUTHORITY

Cherwell District Council, Bodicote House, Bodicote, Banbury, OX15 4AA Telephone 01295 227006

COVENANTS

There are to be no restrictive covenants held over the land and no uplift clause will be imposed.

SERVICES

A quote is currently being sought, but at present no water is connected to the land. Additionally there is no electric.

RIGHTS OF WAY

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, strays, cables, drains and water, gas and other pipes, whether referred to in the General Information, particulars or special conditions of the sale or otherwise subject to all outgoing or charges connected with or chargeable whether mentioned or not.

SPECIAL CONDITIONS OF SALE

These will be available for inspection at the Bourton-on-the-Water office of the Auctioneers, during normal office hours for fourteen days prior to the Auction Sale. They will not be read out at the Auction. It will be assumed that the

purchaser has bid with full knowledge of such conditions of sale whether in fact he or she has inspected the same or not.

AUCTION PACK

This will be available from the Vendor's solicitor 14 days before the auction.

COMPLETION

On the fall of the hammer the successful purchaser will be required to sign the contract in the sale room and pay ten per cent deposit to the Auctioneers (not cash). Completion will be 28 days thereafter or earlier by mutual agreement, when the balance of the purchase monies are due.

RESERVE

The land will be offered for sale subject to an undisclosed Reserve and the vendors retain the right for the Auctioneers to bid on their behalf up to the Reserve price. The Vendor also reserves the right to sell or withdraw the land prior to the auction.

ADMINISTRATION FEE

The successful purchaser of each lot will be liable for an administration charge of £1,000 plus VAT payable to 'Tayler and Fletcher' and this will be a condition of the contract.

VENDORS' SOLICITORS

Messrs Davisons Law, 4 Euston Place, Leamington Spa, CV32 4LN Tel: 01926 893 278 (for the attention of Jacob Tullah)

VIEWING

By confirmed appointment only please through the Auctioneers Telephone 01451 820913

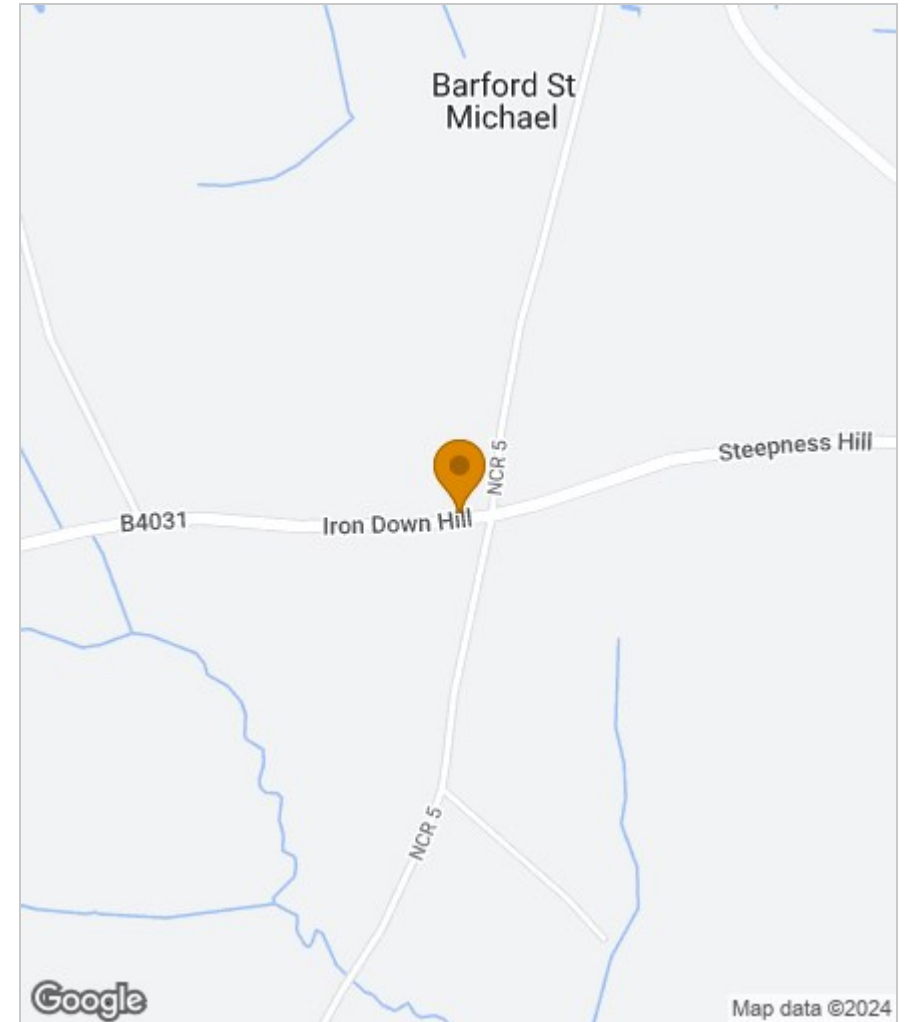
DATE AND PLACE OF SALE

The auction sale will take place at Tayler and Fletcher's North Cotswold Saleroom, Lansdowne, Bourton-on-the-Water, Gloucestershire, GL54 2AR on 12th June at 6 pm

Floor Plan



Area Map



Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

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.