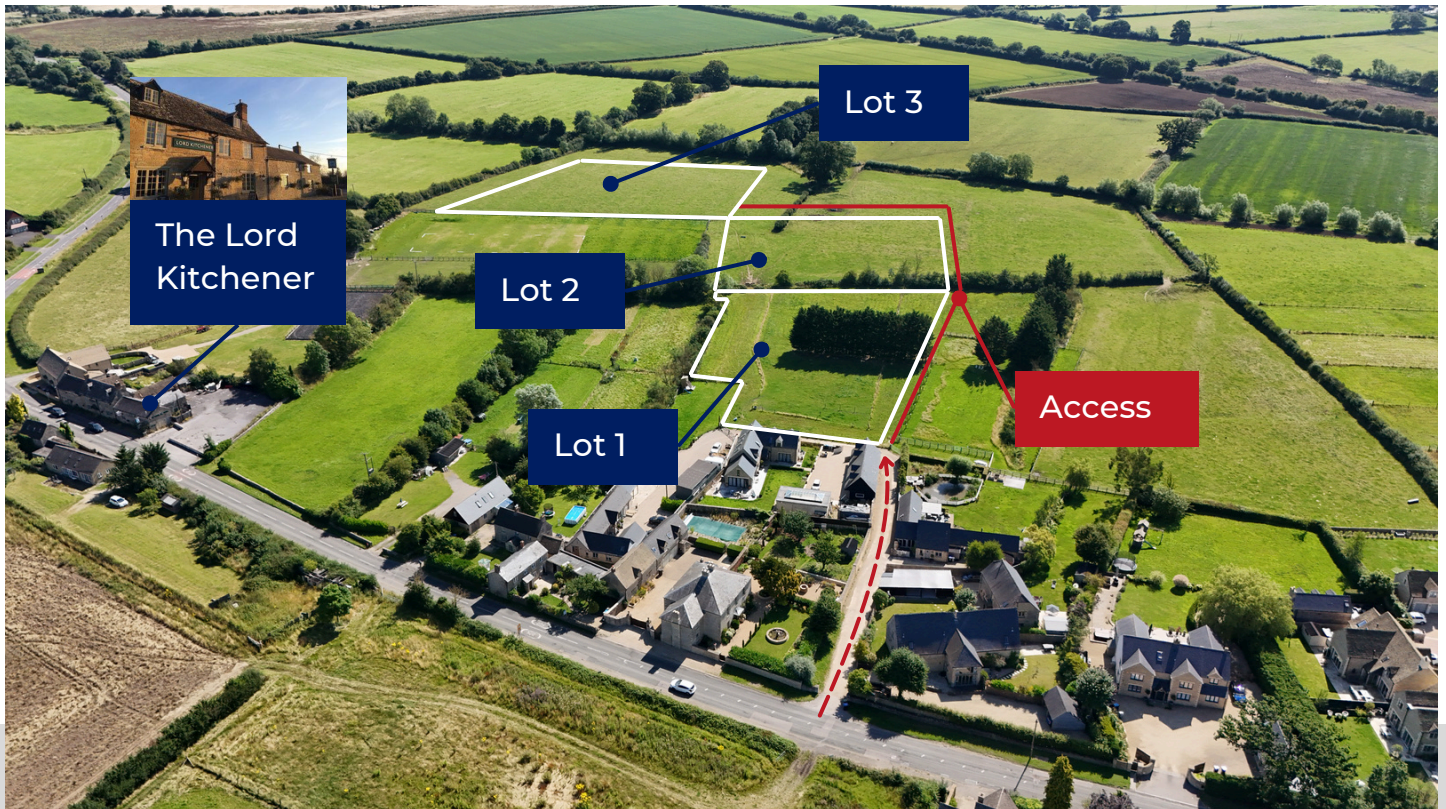


LAND FOR SALE

OFF LEW / BAMPTON ROAD, CURBRIDGE, WITNEY



Approximate location of each lot and newly created access track.

Offers are invited for the freehold interest in 3 parcels of land just off the Bampton Road in Curbridge, that sit behind the cluster of homes including Meggett's Cottage, Kings Cottage, Dutton's House, Field House, The Hayloft, Pond View and Poppy Barn. Vehicular access is along a well-maintained lane that leads from the east side of the A4095 between Dutton's House and Poppy Barn. On completion, boundaries will be secured by way of a post and wire fence with a metal 5 bar gate at one point of entry per lot. Vehicular access will be granted along the lane and the new perimeter track (as shown in red above). Services are available nearby but connection to the same will be the responsibility of the purchaser.

Please contact the selling agent for any additional information.



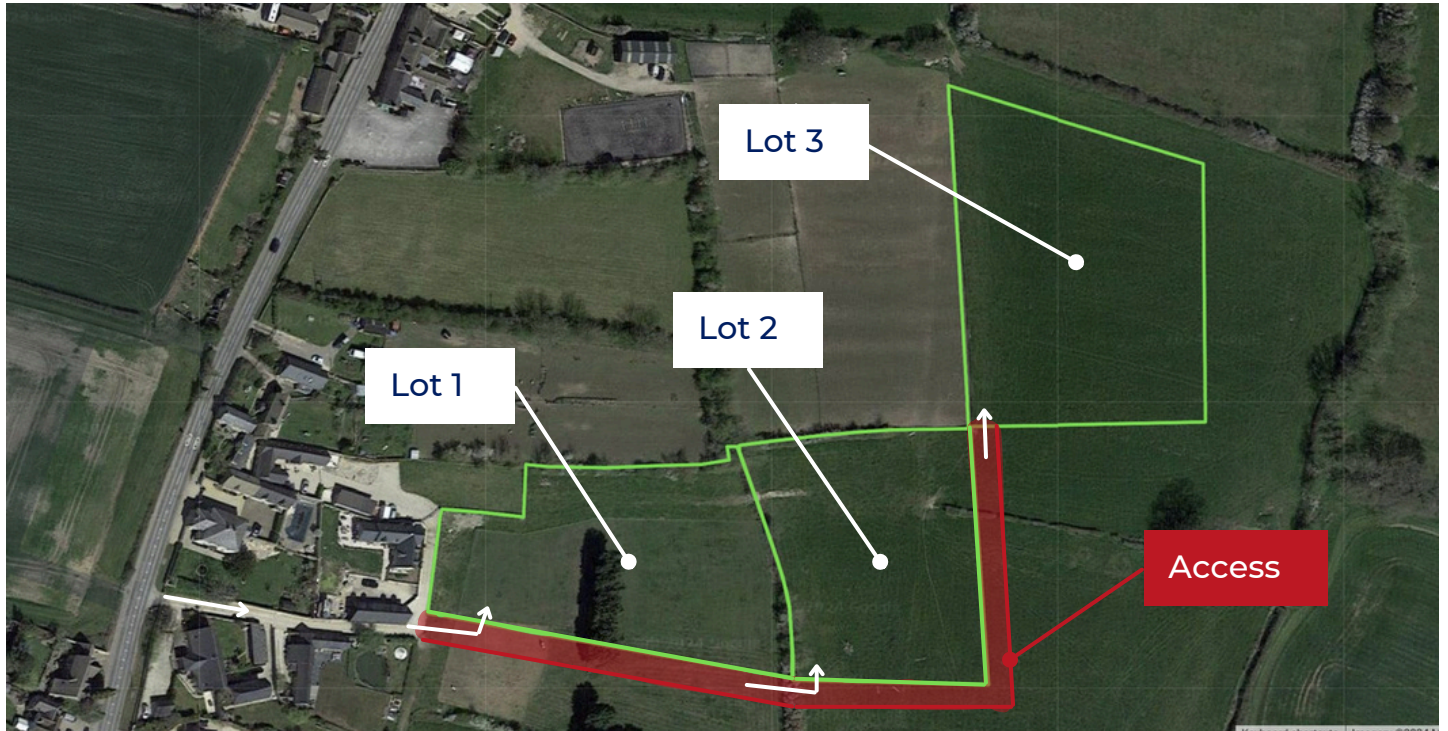
TIM.MAY@BRECKON.CO.UK



01993 776775

WITNEY OFFICE, 10 MARKET SQUARE, WITNEY, OX28 6BB

For sale as three lots, or as one, 4.92 acres in all.



Each lot will be sold with a restrictive covenant (wording to be agreed) to ensure the land is used as a paddock, small holding, wildflower meadow or general agricultural use only. If you have a specific use in mind, please contact the agent for guidance.

Lot 1 - Offers Invited
Guide Price £160,000

Measures around 1.58 Acres and is closest to the Bampton Road. The hedge and ditch to the east boundary will be included with the sale of this lot unless notified otherwise.

Lot 2 - Offers Invited
Guide Price £140,000

Measures around 1.39 Acres and adjoins the eastern boundary of Lot 1.

Lot 3 - Offers Invited
Guide Price £200,000

Measures around 1.98 Acres and adjoins the North Eastern boundary corner of Lot 2.

Please note: Breckon & Breckon give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith, are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only and should not be relied upon as factually accurate. 5. Breckon & Breckon assume prospective purchasers have carried out inspections to satisfy themselves that the information in the particulars is correct. Particulars dated July 2024.