



Land off Backside Lane, Sibford Gower, OX15

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Offers Over £75,000

- 1.69 acres of Grade 3 pastureland
- Gated access off Backside Lane
- Ideal as a pony paddock, or alternative uses (STPP)
- Freehold with Vacant Possession available

Situation

The land is located in the small village of Sibford Gower off Backside Lane, approximately 6.5 miles north of Chipping Norton, 6 miles west of Banbury, and 6 miles east of Shipston on Stour.

Access

The land is accessed directly from an unadopted highway known as Backside Lane.

Services

There are no known services connected to the land. Buyers must rely on their own due diligence in verifying such connections (or otherwise).

Sporting, Timber, and Mineral Rights

The sporting, timber, and mineral rights, where owned, are included in the freehold sale.

Rights of Way

The property known as Littlebury benefits from a right of way of

access over the gravel track on the land.

Designations

The land is located within a Nitrate Vulnerable Zone for surface water.

Soil Type

The soil is classified as freely draining, slightly acid, but base-rich soils (Soilscape 7).

Tenure and Possession

The land is sold Freehold with Vacant Possession available upon completion. The Land Registry title number is ON304827.

Overage

The land is to be sold subject to an enhanced value overage of 30% for 30 years, though the Vendor is open to offers without this.

Buyers must rely on their own due diligence on planning matters - please contact Cherwell District Council for any planning enquiries.





Rural Payments Agency

The land is not registered under the Rural Payments Agency and there are no known Environmental Stewardship agreements on the land insofar as the agent is aware. Buyers must rely on their own due diligence to confirm as such.

Local Authorities

Oxfordshire County Council
Cherwell District Council

Disclaimer

These particulars do not form part of any offer or contract and must not be relied upon. The Purchaser shall be deemed to have satisfied themselves as to the description and boundaries of the property. Any error or mis-statement shall not annul the sale. The plans (based on Land App digitalised mapping data), measurements, text, and photographs are for identification purposes only.

Viewings

Interested parties may view the land at any time during daylight hours carrying a set of Sales Particulars, having first registered their interest and time and date of inspection with Sheldon Bosley Knight Rural Team at Shipston on 01608 661666 or by email to the Agent, Jack Gamble, at jack.gamble@sheldonbosleyknight.co.uk

What3Words

///hampers.handbag.masts

Health and Safety

We would like to bring to your

attention that this is agricultural land and request that you take considerable care for your own wellbeing during viewings.

Method of Sale

The land is offered for sale by Private Treaty and the Vendor reserves the right to an Informal Tender.

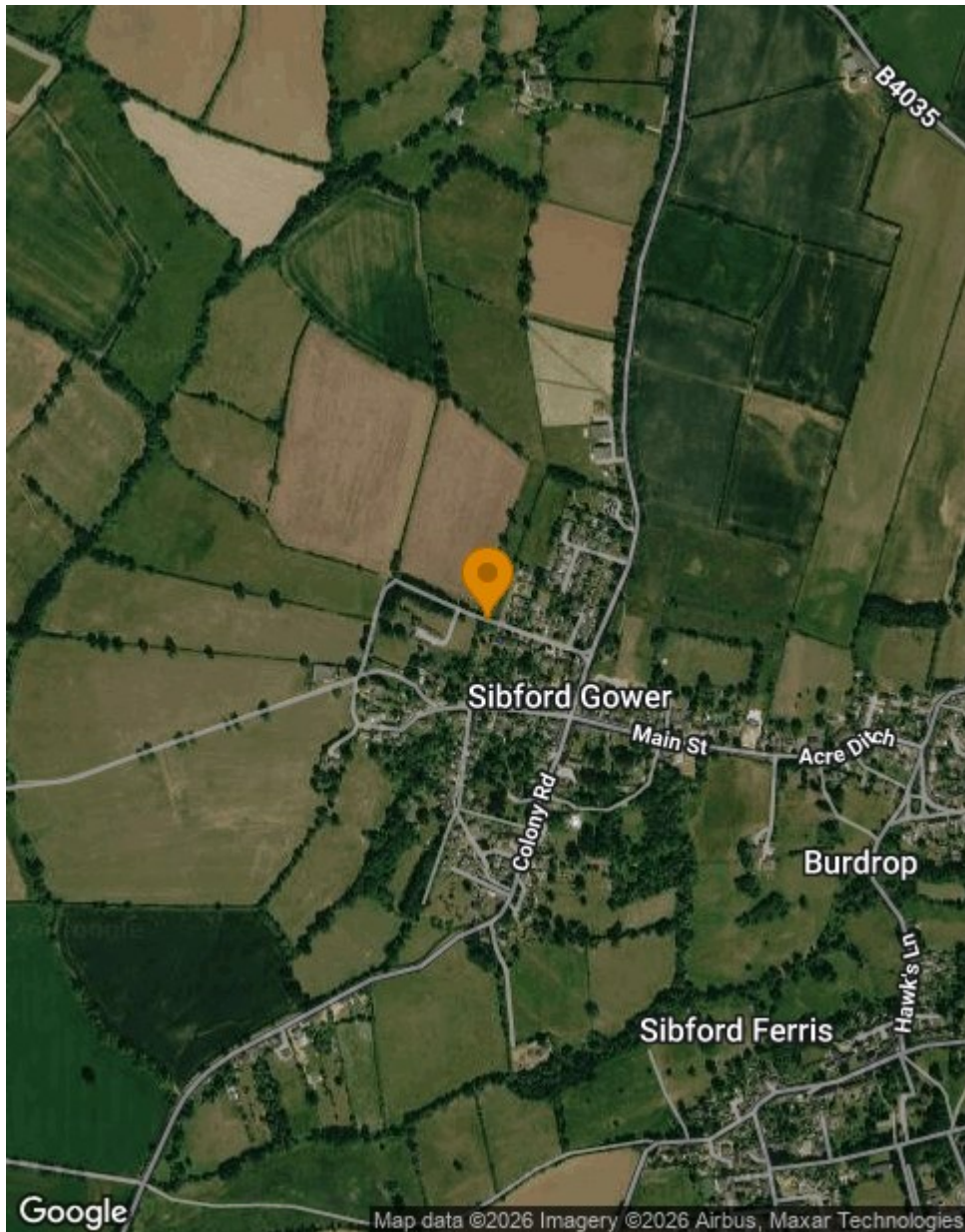
Money Laundering and Transfer

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act to purchase this Property. Without identification, a sale cannot proceed.

VAT

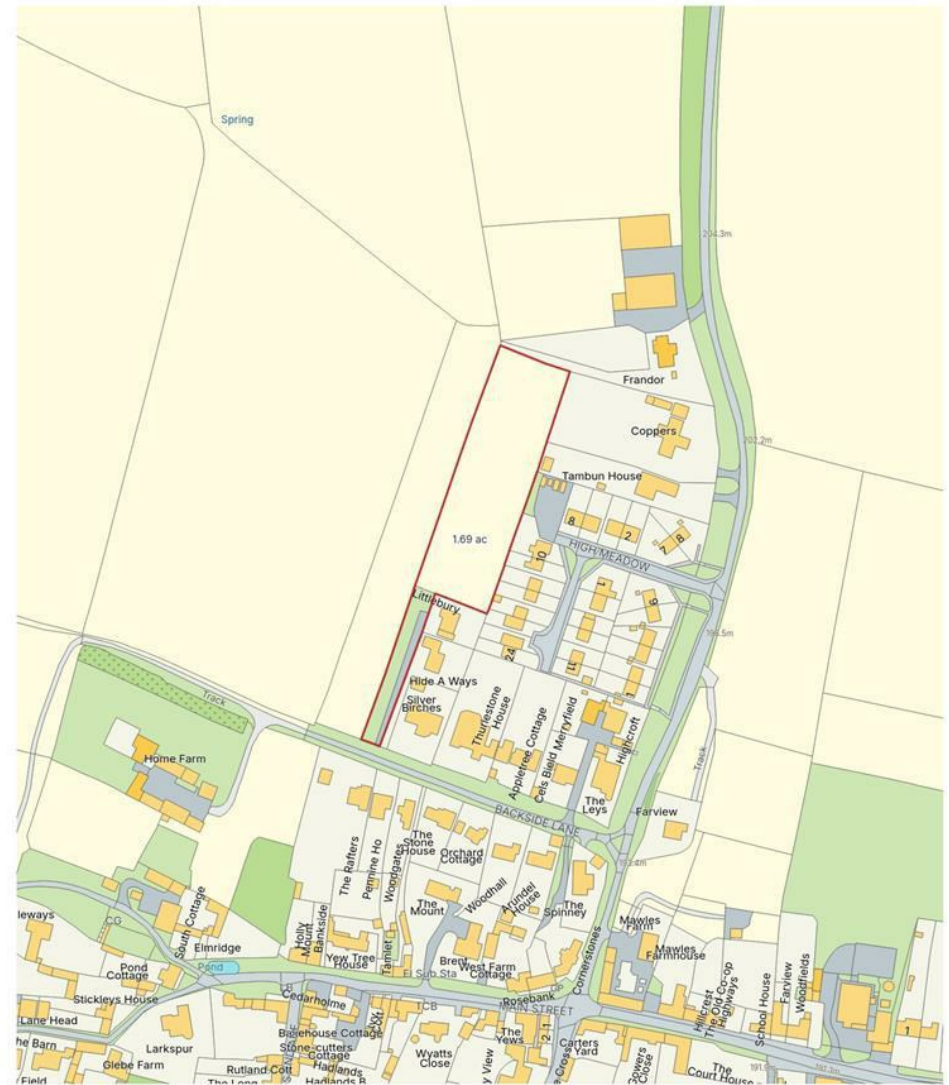
The Property has not been elected to tax for VAT insofar as the Agent is aware.

Location



Plan

Land to the North of Backside Lane, Sibford Gower, OX15 5SA



For further information please contact the Rural team on 01608 661666 (option 3) or email rural@sheldonbosleyknight.co.uk