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SIMMONS & SONS



Land at Slade End, Brightwell-cum-Sotwell, OX10 0RD

5.42 hectares (13.4 acres) of Arable Land

Guide Price: £300,000

Freehold

**Land At Brightwell-Cum-Sotwell
Slade End
Wallingford
OX10 0RD**

- 13.4 acres (5.42 hectares)
- Good Quality Arable Land
- Village Location
- For Sale as a Whole by Private Treaty
- Subject to 30 Year Uplift Clause
- What3Words: steamed.perplexed.truth

A rare opportunity to purchase a block of good quality Grade 1 arable land located on the outskirts of Brightwell-cum-Sotwell and Wallingford. Brightwell-cum-Sotwell is a desirable, highly sought-after village boasting attractive residential dwellings in a picturesque setting and benefitting from excellent connections to main arterial routes to Oxford, London and The North.

SITUATION

The land is located to the east of Brightwell-cum-Sotwell, approximately 1.2 miles to the west of Wallingford Town Centre and 4.2 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 30 years from the date of sale.

SERVICES

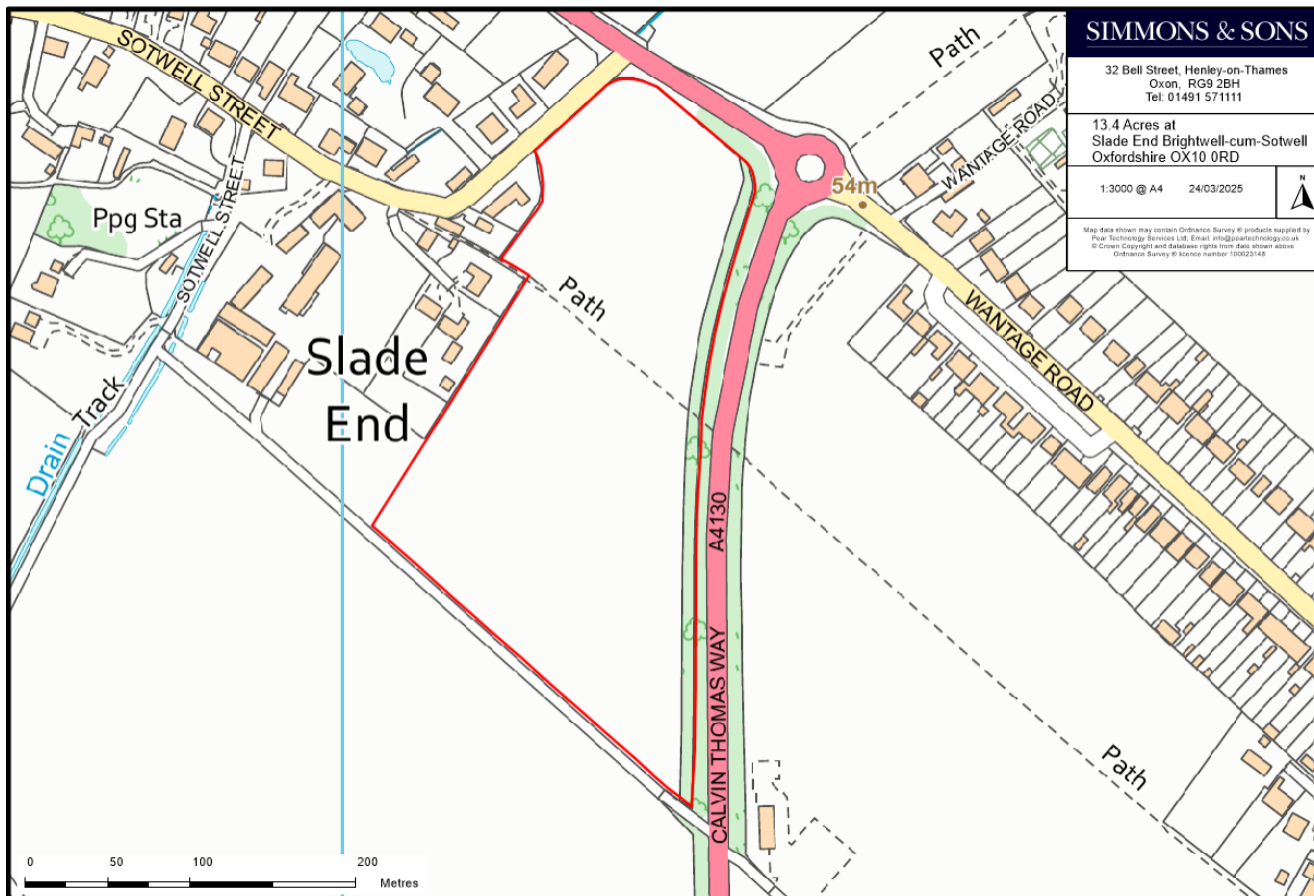
Public footpath 141/31/20 runs east to west across the centre of the field, The land is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplied and other existing and proposed wayleaves from masts, 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 pair of metal field gates off the public highway known as Slade End.





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 Slade End is approximately 450m on the left. The field gates are located just before the turning to Slade End on the left.

LOCAL AUTHORITY

South Oxfordshire District Council

VIEWINGS

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

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Rural

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