

# FOR SALE

## LAND AT LOWER HADDON FARM, BAMPTON, OXFORDSHIRE OX18 2AT

144.88 acres (58.63 hectares) of arable land

4.15 acres (1.68 hectares) grass paddock

Freehold with Vacant Possession

### FOR SALE AS A WHOLE OR IN UP TO 3 LOTS

Witney – 3 miles | A420 – 5 miles (All distances are approximate)

Lot 1 115.21 Acres – Offers in excess of £1,000,000

Lot 2 29.67 Acres – Offers in excess of £265,000

Lot 3 4.15 Acre Grass Paddock – Offers over £70,000

#### Land Details

Arable – Lots 1 and 2 are two ring fenced blocks of level arable land either side of the Bampton to Brize Norton Road

Grassland – a single level paddock adjoining the road

The land has an Agricultural Land Classification of Grades 3 and 4, with base-rich loamy and clayey soils. The land benefits from good roadside access and is surrounded by mature hedgerows.

#### Access

Access to all parcels is from the Bampton to Brize Norton road.

#### Services

There are no services connected. The water main runs along the road the west side of the road and is therefore potentially available to all lots. Interested parties to make their own investigations.

#### Location

See the plan overleaf.

What3Words:

Lots 1 ///snack.voters.reinstate

Lots 2 & 3 ///educates.coping.because

#### Rights of Way and Easements

A footpath runs across Lot 1 as shown in blue on the plan overleaf. As far as we are aware, there are no other rights of way or easements crossing the land.

#### Sporting & Mineral Rights

The Sporting & Mineral Rights are in hand and included in the sale so far as they are owned.

#### Environmental Matters

None of the land is entered into a Countryside Stewardship Scheme. It is also not subject to a Sustainable Farming Incentive (SFI) Scheme. The land lies within a Drinking Water Safeguard Zone but not in a Nitrate Vulnerable Zone.

#### Method of Sale

The freehold of the property is offered for sale as a whole or in up to 3 lots by private treaty with vacant possession.

#### Viewings

Interested parties may inspect the land at any time during daylight hours provided they carry a copy of the particulars with them. Interested parties are responsible for their own safety.



#### Data Room

An online data room is available for the sale. Please contact WebbPaton for access.

#### Directions

From Witney take the A4095 towards Bampton and turn right at the T junction after about 3 miles. Lot 1 is on your left whilst Lots 2 and 3 will be on your right just after passing the entrance to Lower Haddon Farm.

#### Ingoing Valuation

In addition to the purchase price, the purchaser will be required to pay for crops at valuation in accordance with normal CAAV practice.

#### Enquiries and Further Information

All enquiries should be made to Mark Webb or Izzy Newton at WebbPaton, The Dairy, Hook SN4 8EF. Telephone: 01793 842055. Email: [mark@webbpaton.co.uk](mailto:mark@webbpaton.co.uk) or [isobel@webbpaton.co.uk](mailto:isobel@webbpaton.co.uk)

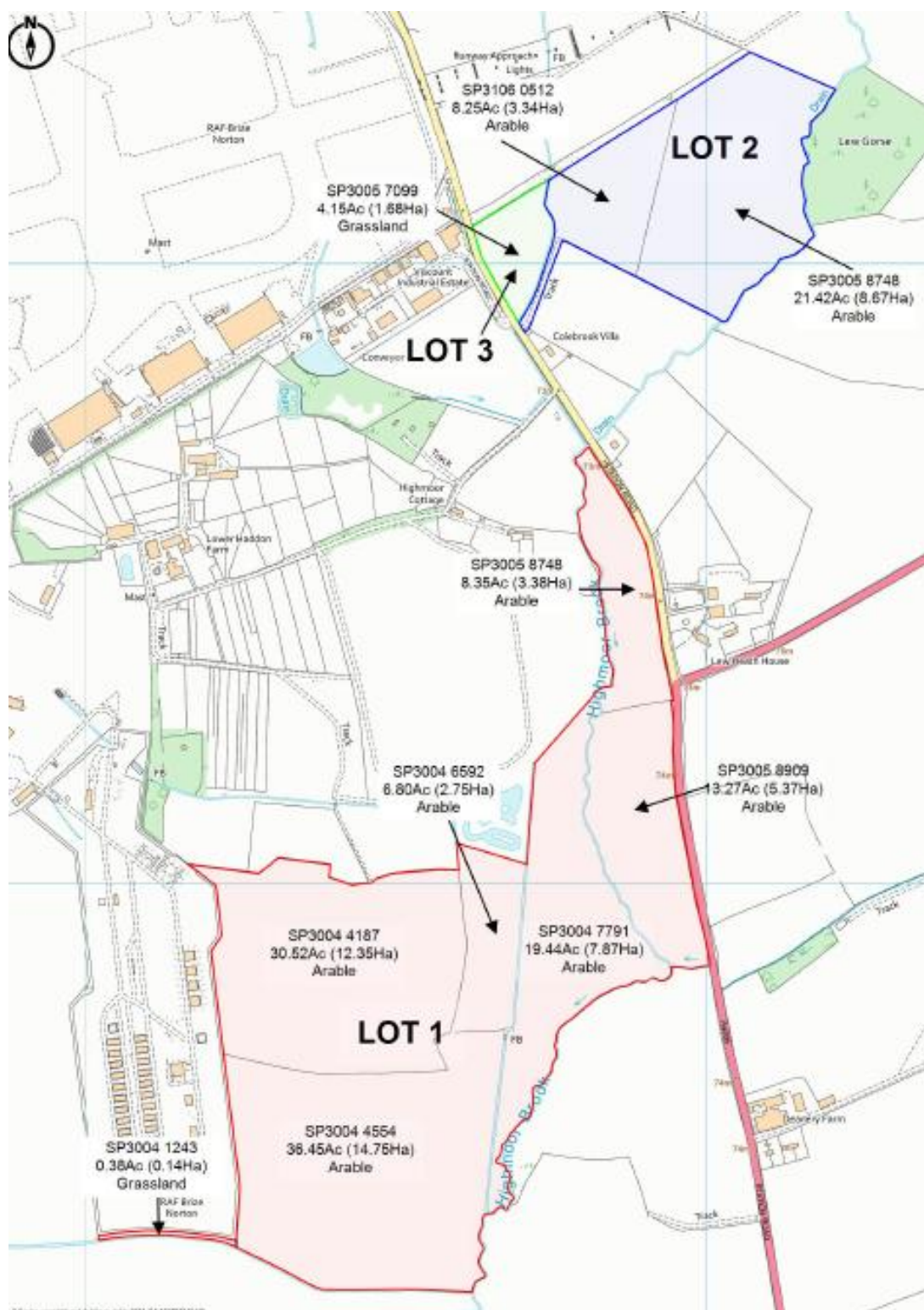


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BAMPTON, OXFORDSHIRE OX18 2AT  
144.41 acres of arable land and 4.15 acre grass paddock

webbpaton

# LAND AT LOWER HADDON FARM, BAMPTON OX18 2AT

144.88 acres of arable land & 4.15 acre grass paddock



## IMPORTANT NOTICE

WebbPaton for themselves and the vendors or lessors of this property whose agents they are give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.

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