



LAND AT NIL FARM

Heath Road, Tadmarton, Hook Norton, Banbury, Oxfordshire OX15 5DF



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An attractive parcel of arable land with long road frontage

- Hook Norton 1 mile
- Oxford 12 miles

For Sale by Private Treaty.

In all about 55.90 acres (22.62 hectares)

Location

The land is located at the to the north of Hook Norton, immediately to the east of The Gate Hangs High public house crossroads. Banbury lies approximately 8 miles to the north east and Hook Norton approximately 1 mile to the south.

Description

The land is an attractive block of gently undulating arable land immediately to the north of the Tadmarton Heath Road. The land is divided into four cropped enclosures with a small area of copse at the south western end closest to the Gate Hangs High crossroads.

There are two accesses into the land from the Tadmarton Heath Road and a further access into the northern parcel from the Hook Norton Road to Sibford Ferris.

The boundaries are predominantly mature hedgerows with specimen mature trees. The soil is of a well draining, loamy, and brashy in parts, type over limestone.





GENERAL

Method of Sale: The land is available as a whole by private treaty.

Tenure and Possession: Freehold. The land is currently let under a Farm Business Tenancy until 30th September 2020. Vacant possession will be available upon completion from 1st October 2020.

Services: No services currently connected.

Wayleaves, Easements and Rights of Way: The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies 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.

Sporting, Timber and Mineral Rights: Included within the sale in so far as they are owned.

Basic Payment Entitlements: The Vendor does not own Basic Payment Entitlements and none are included within the sale.

Overage: The land will be sold subject to a provision that in the event of any non-agricultural development of the land within 25 years of the date of sale then the Vendor, or their successors in title, will be entitled to a payment of 30% of the uplift in value of the property as a result of that development.

Local Authority: Cherwell District Council.

Plans: Plans included within these particulars are for information and reference purposes only and are not necessarily to scale.

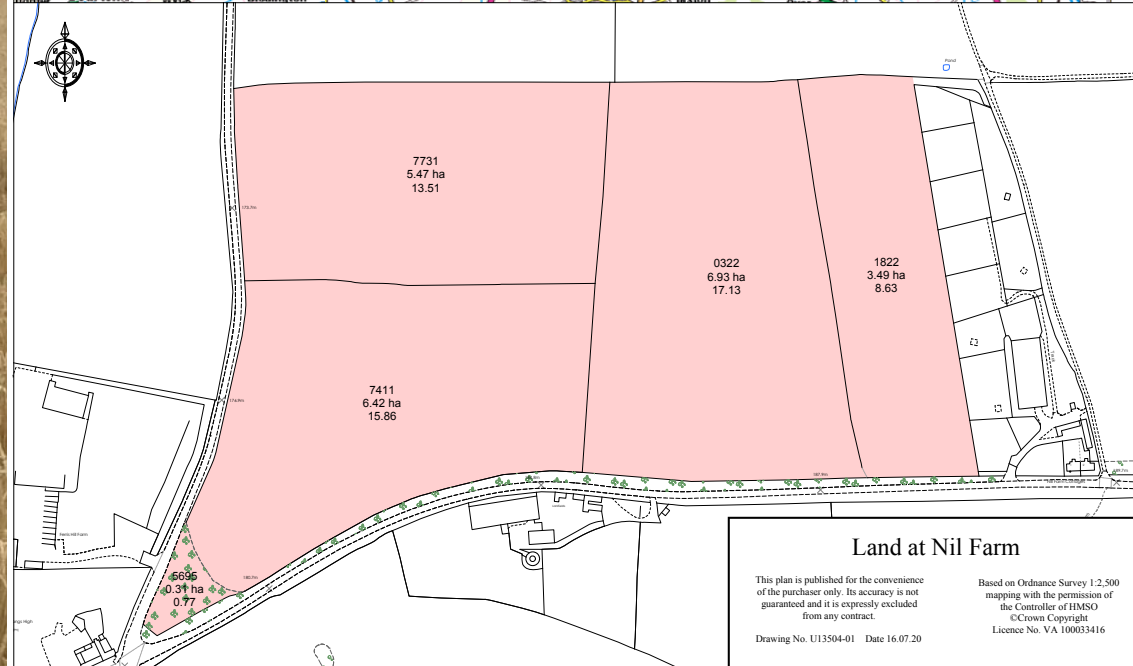
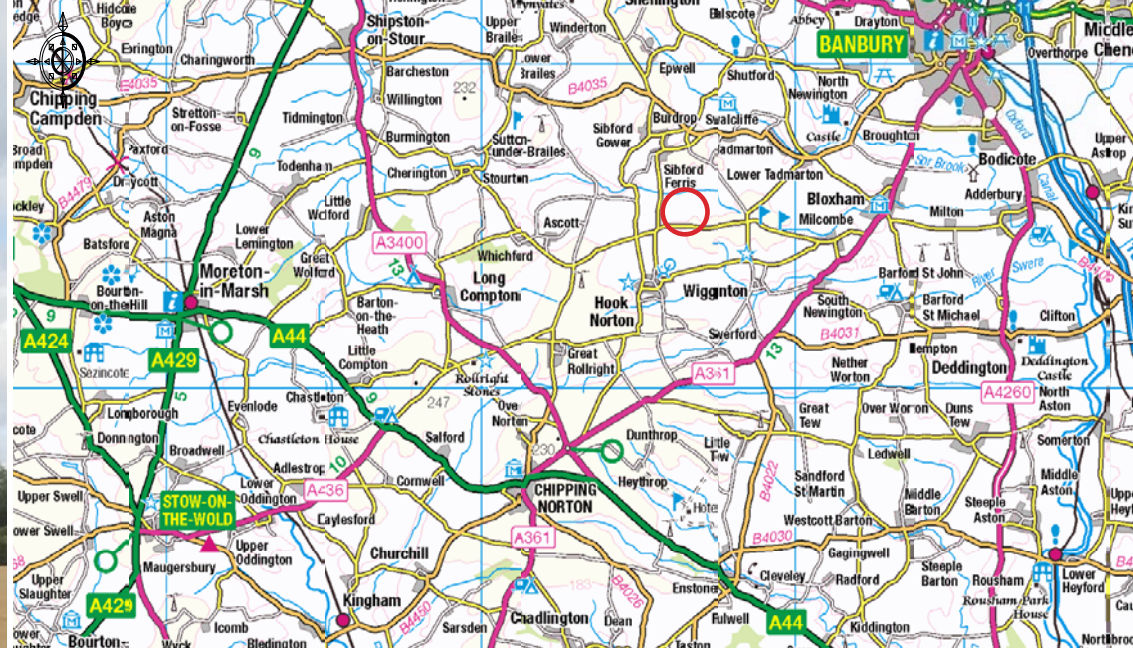
VAT: Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT then such tax will be payable in addition.

Viewing: During daylight hours on foot with a copy of the Particulars, please do telephone Adkin on 01235 86288 to confirm time of visit and do not walk through growing crops.

Health and Safety: The land is currently cropped and so please do not block any entrances or approach any machinery operating on the land. Please be vigilant for these and any potential hazards when making an inspection of the land.

Further Details:

Please contact: Kevin Prince on 01235 862888 or by email: kevin.prince@adkin.co.uk



Land at Nil Farm

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

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