



LAND AT TURNERS GREEN
BRITWELL SALOME, WATLINGTON, OXFORDSHIRE



Land at Turners Green, Britwell Salome, Watlington, Oxfordshire OX49 5LP

A level and attractive arable field situated immediately to the west of existing development and offering amenity and long-term strategic appeal.

Watlington 1.5 miles

Wallingford 9 miles

Henley-on-Thames 10 miles

M40 (J6) 4.5 miles

For Sale by Private Treaty

In all about 11.82 acres (4.78 hectares)

Location

The land is located immediately to the west of Britwell Salome, adjoining the area known as Turners Green and to the north of the B4009. The village is known for The Red Lion Public House and its Farm Shop. The M40 (Junction 6) is within 5 miles to the north east and the Thames-side towns of Wallingford and Henley-on-Thames are within easy reach.

Description

The land extends to approximately 11.82 acres (4.78ha) in total, with the main field approximately 11.18 acres (4.52 ha) and the remainder of the area made up of the access corridor to the north east. There is also access directly off the B4009 in the south eastern corner of the field.

The main field has been used for arable production and let to a local farmer. The field is currently in stubbles with vacant possession available on the 29th September 2024. The boundaries are delineated by mature hedgerows.

The Land is outside of the Chilterns National Landscape Boundary (formerly known as AONB).

As a result of its position, adjoining existing development and immediately to the north of the B4009, the property would appear to have long term strategic appeal for residential development.





GENERAL

Method of Sale

The land is available as a whole by Private Treaty.

Tenure and Possession

Freehold, with vacant possession upon completion post 29th September 2024.

Services

No services are currently connected to the land.

Promotion Agreement and Planning

The land was previously subject to a planning promotion agreement which ran from August 2018 until August 2023. During that time planning application P22/S1433/FUL, for 10 dwelling houses, was refused by South Oxfordshire District Council. The decision was appealed by the Promoter and details of this unsuccessful appeal can be found on the Planning Inspectorate website under Reference Number APP/Q3115/W/22/3312652.

Designations

The land is within a Nitrate Vulnerable Zone.

Overage

Despite the above unsuccessful planning application and appeal, the location of the land does provide it with strategic

appeal. As a result of this, the sale contract will include an Overage mechanism in the event of future development. The Overage Deed would provide a payment of 40% of any uplift in the event of development (other than agricultural or equestrian) within 35 years of the date of sale.

What3Words

The entrance to the land off the B4009 can be found at What3Words [/////gear.confining.wording](https://www.what3words.com/gear.confining.wording)

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 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. Two water main pipes are believed to run along the eastern boundary of the field and there are isolation valve chambers situated towards the north eastern corner of the field.

Sporting, Timber and Mineral Rights

The sporting rights and mineral rights are included within the sale in so far as they are owned.

Local Authority

South Oxfordshire 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 telephone Adkin on 01235 862888 to confirm the time of your planned visit.

Health and Safety

Please do not approach any machinery operating on the land. Please be vigilant for any potential hazards when inspecting the land. In particular, the stubble may be concealing hidden dips or holes, therefore please be extra vigilant when inspecting. Please do NOT park on the B4009 to undertake your inspection.

Further Details:

Please contact: Kevin Prince or Jack Burchmore on 01235 862888 or email: kevin.prince@adkin.co.uk or jack.burchmore@adkin.co.uk



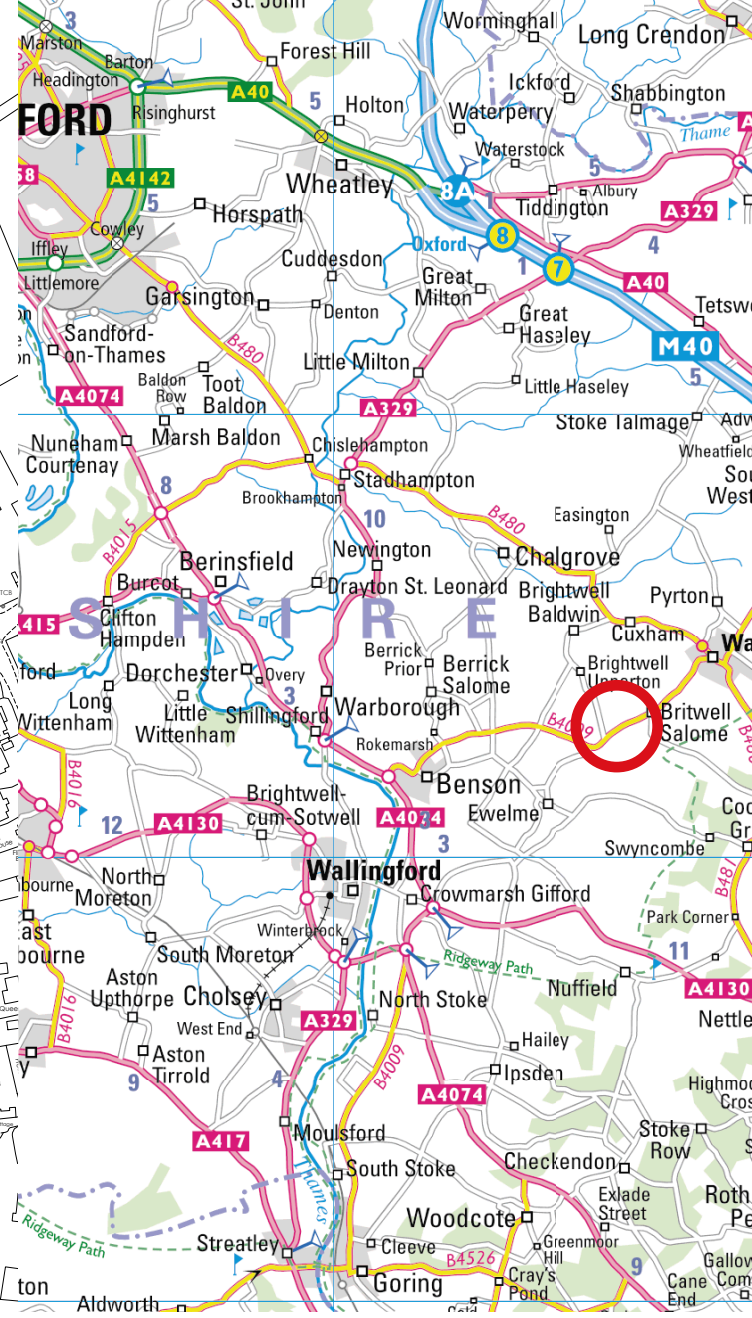
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