



## **LAND AT HITHERCROFT**

South Moreton, Didcot, Oxfordshire, OX11 9AL



# LAND AT HITHERCROFT, SOUTH MORETON, DIDCOT, OXFORDSHIRE, OX11 9AL

**An attractive paddock suitable  
for a variety of uses set in the  
picturesque village of South  
Moreton.**

Didcot 3 miles (Mainline trains to London, Oxford and Bristol)

Oxford 17 miles

A34 7 miles

M4 Junction 13 (Chieveley) 17 miles

**For Sale by Private Treaty**

**In all about 0.41 acres (0.17 hectares)**

## **Location**

The land is located to the southeast of the village and pedestrian and vehicular access to the land is through a private gateway directly off Hithercroft Road.

## **Description**

The land extends to approximately 0.41 acres (0.17 ha) in total and is predominately level with hedgerow and stock fenced boundaries.

In previous years the land has been used for grazing of horses and sheep.

The land lies within the North Wessex Downs Area of Outstanding Natural Beauty.

## **GENERAL**

### **Method of Sale**

The land is available as a whole by Private Treaty.

### **Tenure and Possession:**

Freehold with vacant possession on completion.

### **Services:**

No water supply is connected to the land.



**Overage:**

The land is sold subject to an Overage clause providing that in the event of development, other than agricultural or equestrian, within 35 years of the date of the sale then 35% of the uplift in value as a result of such development, will be payable to the Vendor.

**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.

**Sporting, Timber and Mineral Rights:**

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.

**Viewings:**

All viewings must be accompanied by a member of Adkin staff and are strictly by pre-arranged appointment. Viewings will take place during daylight hours on foot with a copy of the Particulars. Please telephone Adkin on 01235 862888 to confirm date and time of visit.

**What3Words:**

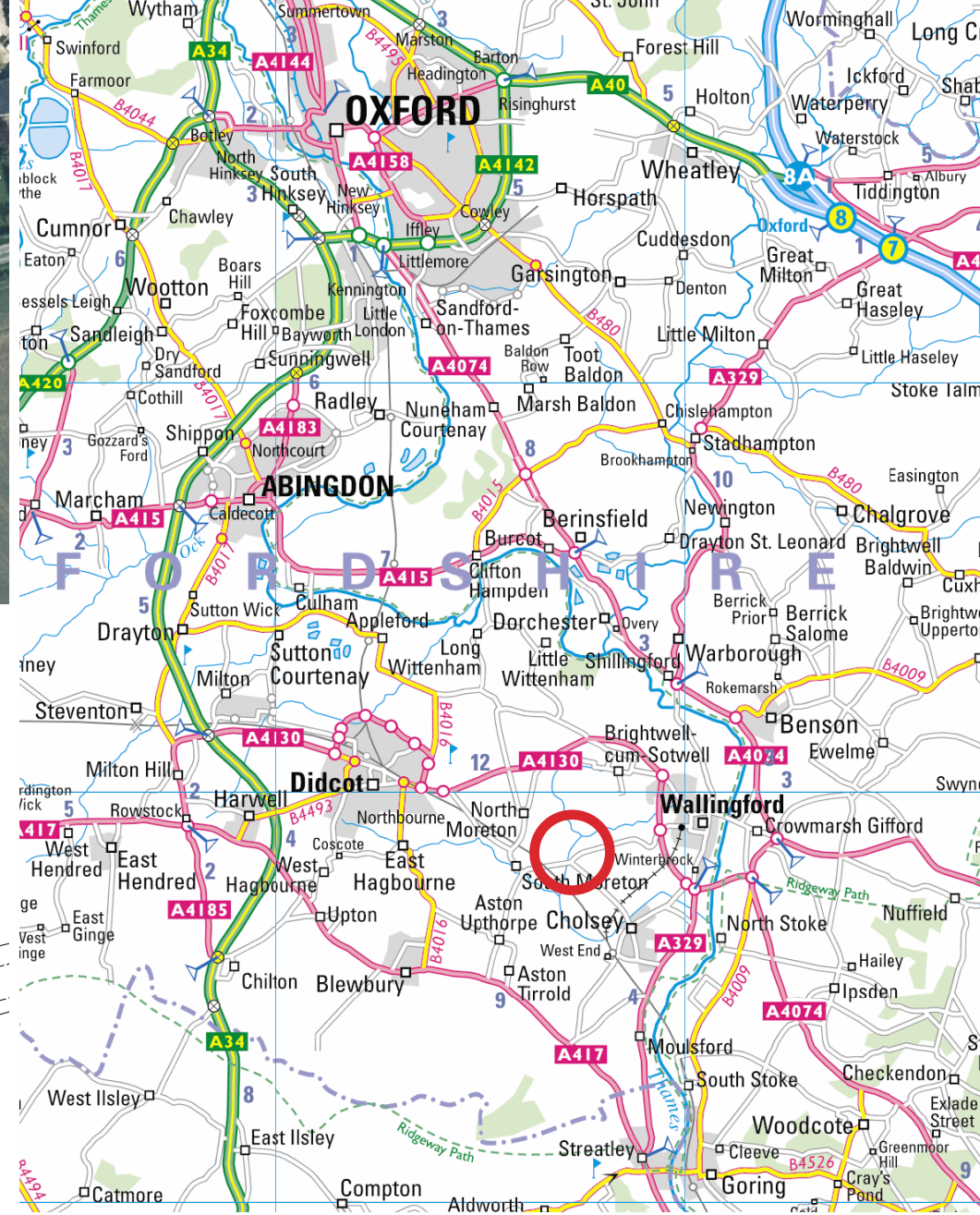
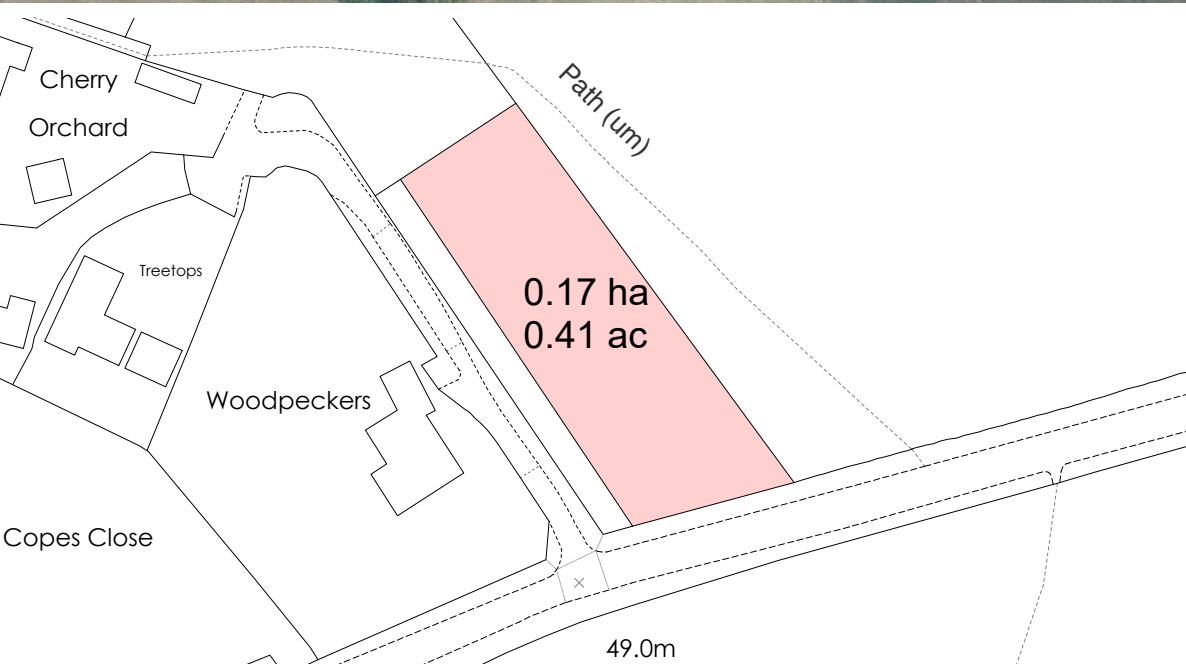
The entrance to the land can be found at What3Words location: [///loafer.early.calculate](https://www.what3words.com/loafer.early.calculate)

**Health and Safety:**

Please do not park vehicles in any way that could cause an obstruction to Hithercroft Road. Please be as vigilant as possible when making an inspection of the land, looking out for any potential hazards. All inspections are to be accompanied and by Appointments Only.

**Further Details:**

Please contact: Kevin Prince or Charlotte Bailey on 01235 862800 or email: [kevin.prince@adkin.co.uk](mailto:kevin.prince@adkin.co.uk) or [charlotte.bailey@adkin.co.uk](mailto:charlotte.bailey@adkin.co.uk)



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**Important Notice:** Adkin for themselves, and the Vendors of this property, whose Agents they are, give notice that:  
 (1) These particulars do not constitute, nor constitute any part of any offer or contract; (2) All statements contained in these particulars as to this property are made without responsibility on the part of Adkin, or the Vendor; (3) None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact; (4) Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) The Vendor does not make or give, and neither Adkin nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Particulars and Photographs July 2024

