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SIMMONS & SONS

Land at Watlington Street, Nettlebed, Oxfordshire RG9 5AP

0.92 acres (0.37 of a hectare) of permanent grass

Guide Price £100,000

For Sale by Private Treaty

**Land at Watlington Street
Nettlebed
Oxfordshire
RG9 5AP**

For sale as a whole by Private Treaty

Description

The land extends to approximately 0.92 acres (0.37 of a hectare) of permanent grass enclosed by mature trees and hedgerows and post and wire fencing. Being located within the village of Nettlebed, the site offers strong potential for future development or change of use away from the existing use. Prospective purchasers are advised to make their own enquiries.

Situation

The property is located to the north-eastern part of Nettlebed village, approximately 5 miles northwest of Henley-on-Thames and 8.5 miles east of Wallingford. A location plan may be found at the end of these particulars.

Access

Access to the property is gained directly from the B481 Watlington Street over a dropped kerb off the main highway onto an unmade track leading directly to a field gate.

Services

There are no services connected to the land. Interested parties are advised to undertake their own enquiries for service connections. We are aware that there is a mains water connection within the B481 Watlington Street road.

Basic Payment Scheme

There are no Basic Payment Scheme entitlements connected to the property.

Wayleaves, Easements and Third Party Rights

The property is sold subject to and with the benefit of all rights of easements, wayleaves and rights of way, whether referred to or not in these particulars.

To the north and east of the property are public rights of way. Running parallel to the eastern boundary is public footpath no. 306/2/10 and to the north is restricted byway no. 306/19/40.

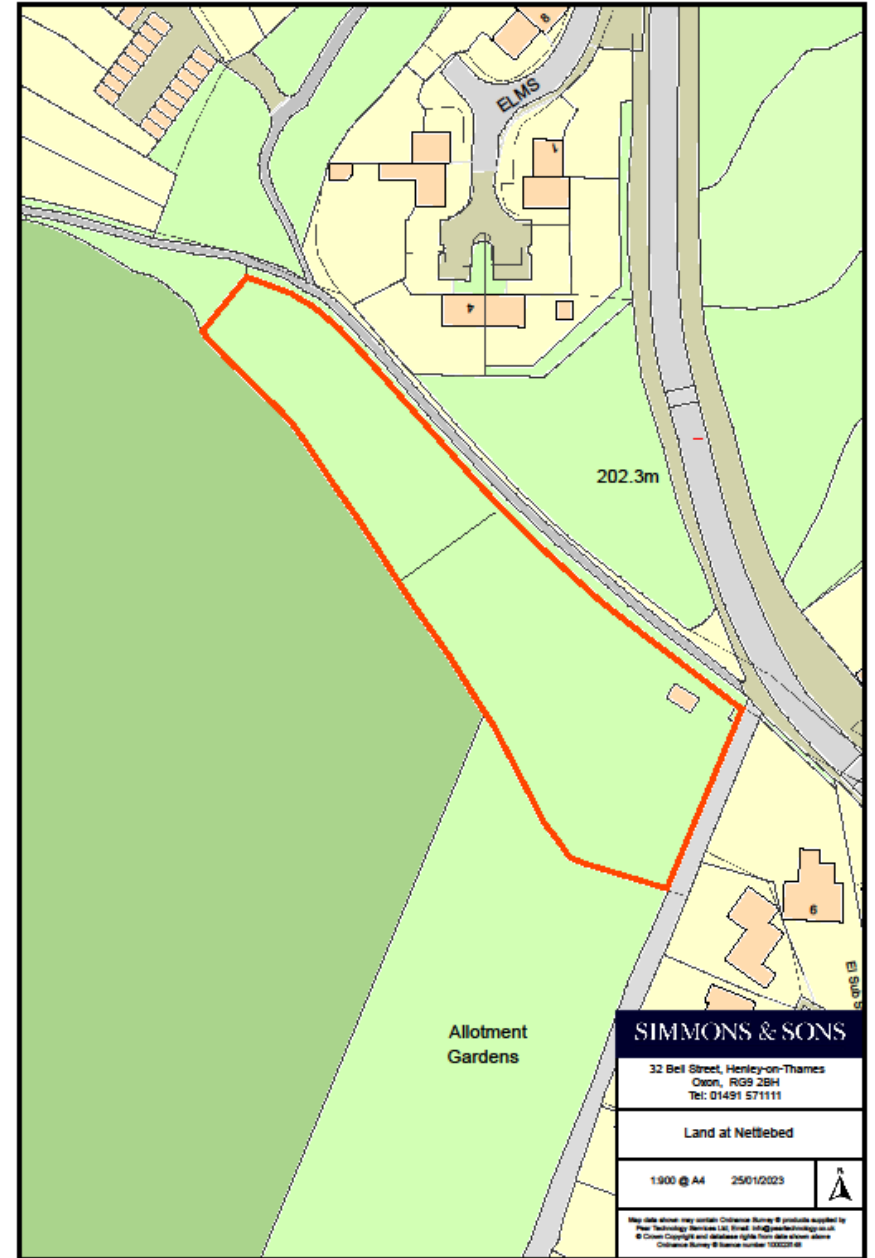
Timber, Minerals and Sporting Rights

The timber, mineral and sporting rights are included in the sale insofar as they are owned.

Tenure

The freehold interest with vacant possession of the land is being offered for sale as a whole by Private Treaty.





General Remarks

The vendor will not consider any “subject to planning” offers. Please note that the sale of the subject property will not be subject to any overage or uplift clauses and therefore any sale contract will be unconditional.

Planning

The land is situated within the administrative boundaries of South Oxfordshire District Council and is located within The Chilterns Area of Outstanding Natural Beauty (AONB). There are two Tree Preservation Orders (TPOs) on the property.

Local Authority

South Oxfordshire District Council
135 Eastern Avenue
Milton
Abingdon
OX14 4SB
T: 01235 422422

What 3 Words:

<https://what3words.com/handwriting.nimbly.cork>

Viewings

The property may be viewed during daylight hours by persons holding a set of these sales particulars.

The property may be viewed on foot only at your own risk; neither Simmons & Sons nor the landowner accept any liability to injury caused on the land.

We request that you register your interest with us before viewing the land.

Contact

Simmons & Sons
32 Bell Street
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Oxfordshire RG9 2BH
Jonathan Greaves or Antonia van Deventer
T: 01491 571111
E: jgreaves@simmonsandsons.com or avd@simmonsandsons.com

Date of Particulars: January 2023

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

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