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SIMMONS & SONS

3.09 acres (1.25 hectares) of land at Challow Station
Challow, Wantage, Oxfordshire SN7 8NT

For Sale as a whole by Private Treaty

Land at Challow Station
Challow
Wantage

For sale as a whole by Private Treaty

Situation

The land at Challow Station is situated in a semi-rural location, adjacent to the former Challow Railway Station now used as an industrial estate. The land is approximately 3.8 miles to the northwest of Wantage, 6.4 miles to the southeast of Faringdon and 12.3 miles to the southwest of Abingdon.

Postcode : SN7 8NT

What 3 Words: fruit.frizz.liberated

Directions

From Wantage town centre head northwest on Mill Street towards Grove Street for approximately 0.3 miles, until you reach the double mini roundabout. At the first mini roundabout take the first exit, then at the second mini roundabout take the second exit. Continue on the A417 (Challow Road) for approximately 3.3 miles. Once you have crossed over the railway bridge, the entrance to the land is situated approximately 800ft away on the left hand-side.

General Description

The land comprises a single fenced pasture paddock extending to 3.09 acres (1.25 hectares). The site is situated to the north of the former Challow Railway Station and offers the potential for alternative uses subject to planning permission.

The land is classified as agricultural land and is currently down to permanent pasture and has been used to produce hay crops in recent years.

Access

Access is gained directly from the A417 (Faringdon Road).

Restrictions, Rights of Way and Easements

There are no public rights of way crossing the property.

Method of Sale

The property is offered for sale as a whole by Private Treaty.

Tenure

The property is offered for sale with vacant possession upon completion.

Planning

The property is situated within the administrative boundaries of The Vale of White Horse District Council.

The property is sold without planning permission for other uses.

Overage

The land is sold subject to an overage covenant which would be applied at 40% of the increase in value for a term of 40 years from the date of the sale, in relation to any residential or commercial property use. Agricultural and equestrian uses will not be affected.

Timber, Mineral, Sporting Rights and Services

The mineral rights are not included in this sale.

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

There are no services connected to the land.

Entitlements

The Basic Payment Scheme entitlements are not included in the sale.

Local Authority

Vale of White Horse District Council
135 Eastern Avenue
Park Drive
Milton
Abingdon
Oxfordshire
OX14 4SB
T: 01235 422422

Health & Safety

The property will be available for viewing at any reasonable time. We would ask prospective purchasers to carry a copy of the sales details and to register with the Agents before visiting the property.

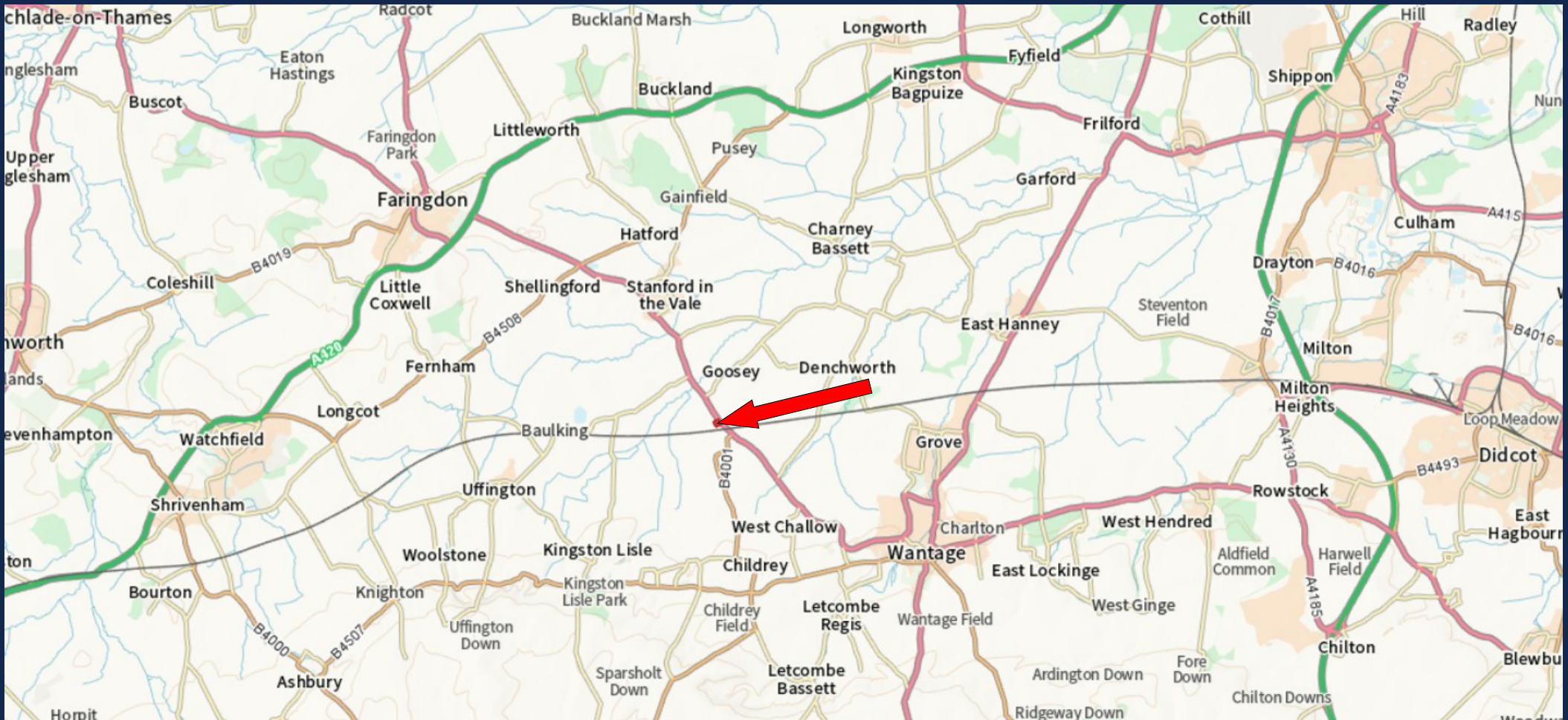
Date of Particulars

April 2023

Please register your interest with:

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