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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

Land at New Road, Shiplake, Oxfordshire RG9 4BH

0.97 acres (0.39 hectares)

Guide Price £125,000

For Sale by Private Treaty

**Land at New Road, Shiplake
Henley-on-Thames
Oxfordshire
RG9 4BH
For sale as a whole by Private Treaty**

Description

An opportunity to purchase 0.97 acres (0.39 hectares) of land currently down to a grass ley and situated outside the AONB and Green Belt. The property is conveniently located on the outskirts of Shiplake Village within easy access of both Henley-on-Thames and Reading. The land is surrounded by open countryside and enjoys pleasant views to the east and west. A small copse of trees is located on the northern edge of the land.

Situation

The land is located to the south of Shiplake village, approximately 3 miles south of Henley-on-Thames and 5.1 miles northwest of Reading. A location plan may be found at the end of these sales particulars.

What3words: hypnotist.moats.hazy

Postcode: RG9 4BH

OS Grid Reference: SU79302 90356

Access

Access to the property is gained through an open 16 foot field entrance directly from New Road, a private road off Mill Lane adjacent to the A4155 Reading Road.





Services

Interested parties are advised to undertake their own enquiries regarding service connections and utilities.

Wayleaves, Easements and Third Party Rights

There are no public rights of way affecting the property.

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.

Planning

The property is situated within the administrative boundaries of South Oxfordshire District Council. The land is not located within the Metropolitan Green Belt or The Chilterns Area of Outstanding Natural Beauty (AONB).

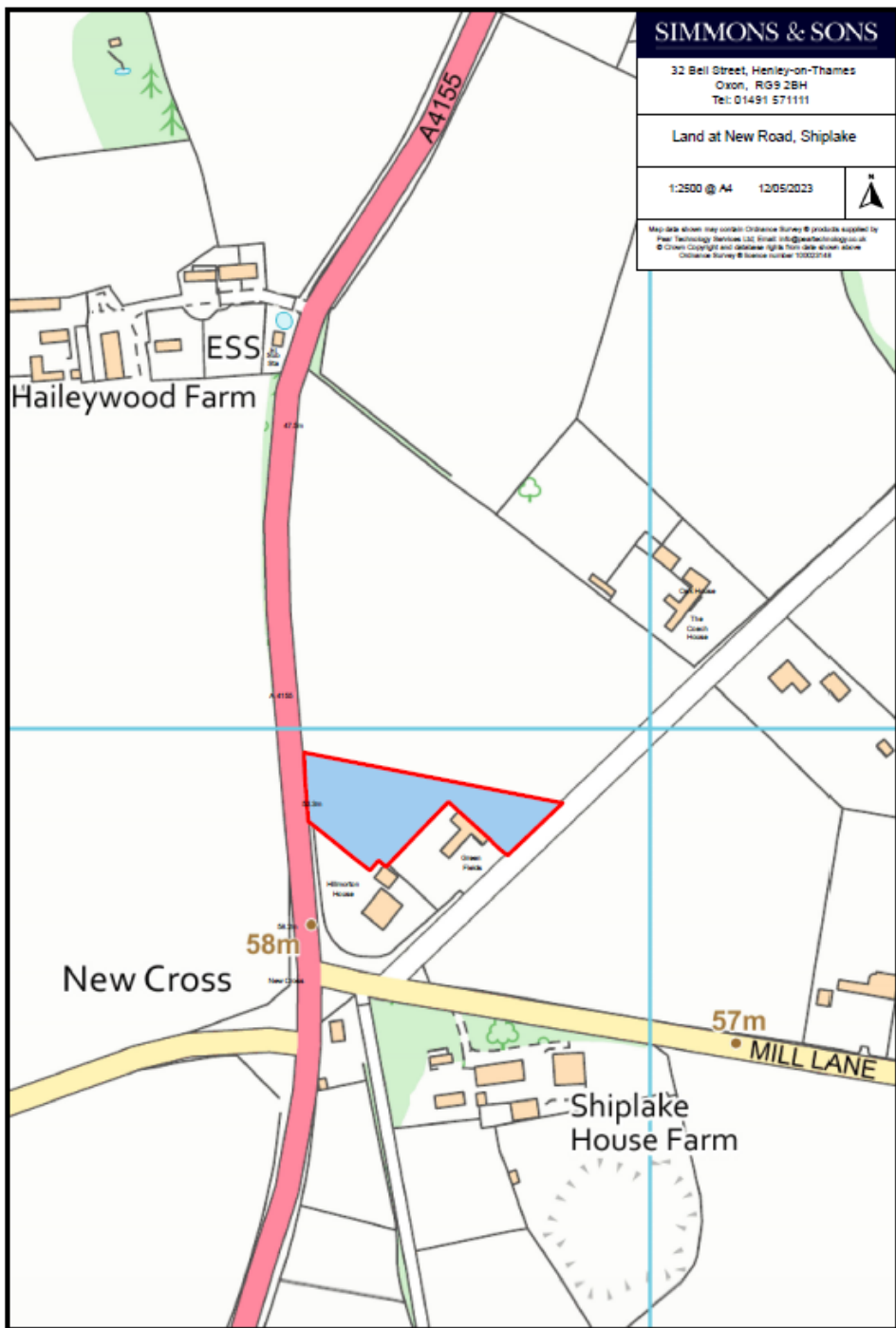
Interested parties are advised to make their own enquiries with regard to planning consent. A restrictive covenant is in place with regard to residential development. Further information is available on request.

Basic Payment Scheme (BPS)

No entitlements or payments are included in the sale.

Overage Clause / Uplift Clause

Please note that the sale of the land will not be subject to any overage or uplift clauses and therefore any sales contract will be unconditional.



SIMMONS & SONS
 32 Bell Street, Henley-on-Thames
 Oxon, RG9 2BH
 Tel: 01491 571111

Land at New Road, Shiplake

1:2500 @ A4 12/05/2023

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Local Authority

South Oxfordshire District Council
 135 Eastern Avenue
 Milton
 Abingdon
 OX14 4SB
 T: 01235 422 422

Viewings

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

Persons entering the land on foot do so at their own risk. Neither Simmons & Sons nor the landowner accept any liability for any consequential injury to persons within the property.

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

Contact

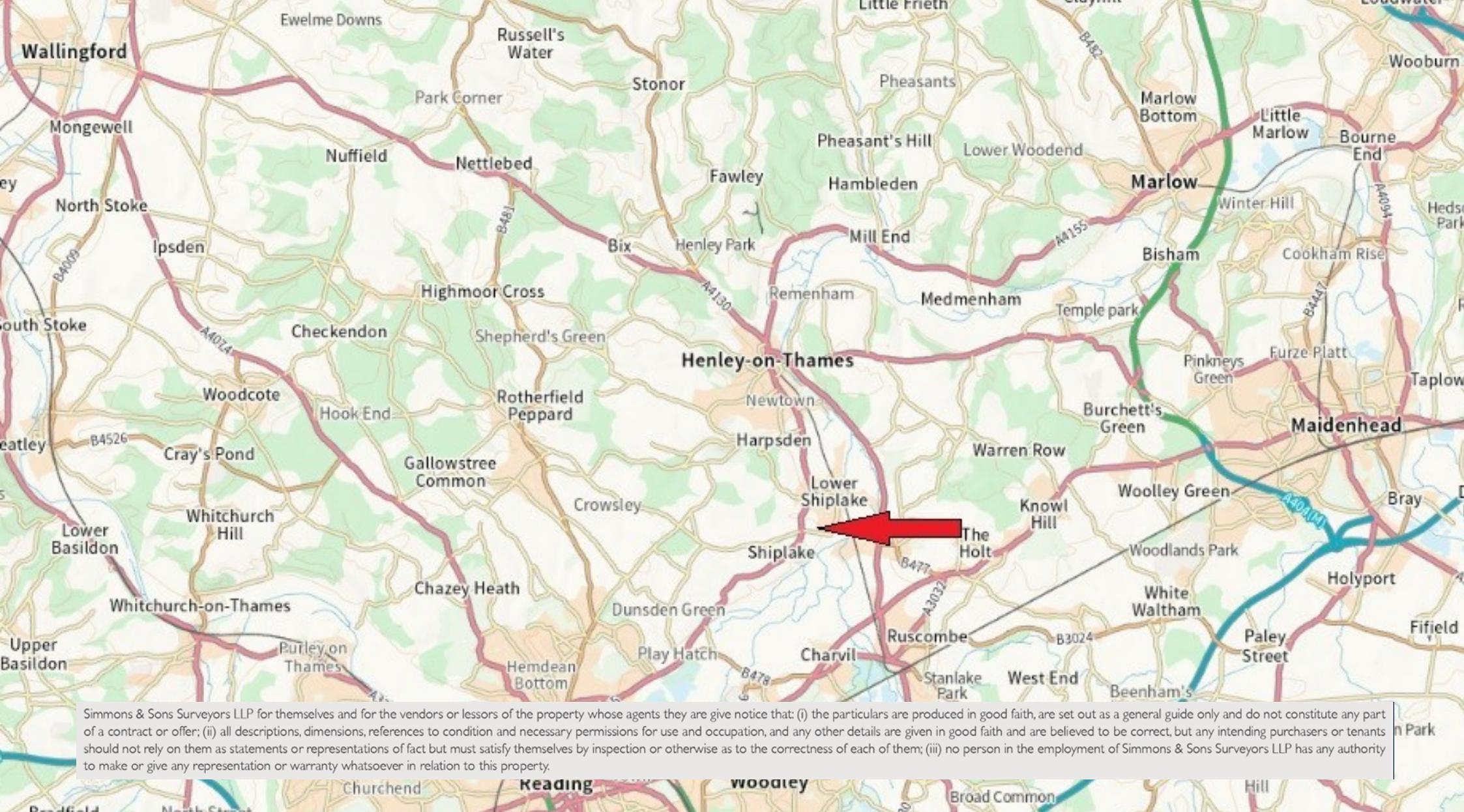
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 RG9 2BH

Antonia van Deventer or Edward Dixon

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 E: avd@simmonsandsons.com or edixon@simmonsandsons.com

Date of Particulars: August 2023





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