

A photograph of a forest path covered in bluebells. The path is a narrow, dirt trail that winds through a dense forest. The ground is covered with a thick carpet of small, purple-blue flowers (bluebells) and green foliage. The trees are tall and thin, with some larger, thicker trunks on the left side. The lighting is soft and natural, suggesting a sunny day with some shade from the trees.

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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

Land at Oakley Wood

Henley-on-Thames

For Sale by Private Treaty



**7.6 acres of Woodland with Buildings at Oakley Wood
Nr Wallingford
Oxfordshire**

For sale as a whole or in 2 Lots by Private Treaty

Description

Lot 1

Extends to approximately 4.6 acres of mixed age and mixed species woodland together with three Buildings and a mobile Home.

Building 1- A 738 sq ft building with poured Concrete walls, fibre cement roof sheet, concrete floor.

Building 2 - A 74 sq ft concrete block with fibre cement and concrete floor store building .

Building 3- A 173 sq ft concrete panel storage building with steel door.

Mobile Home - A 313 sq ft Mobile Home.

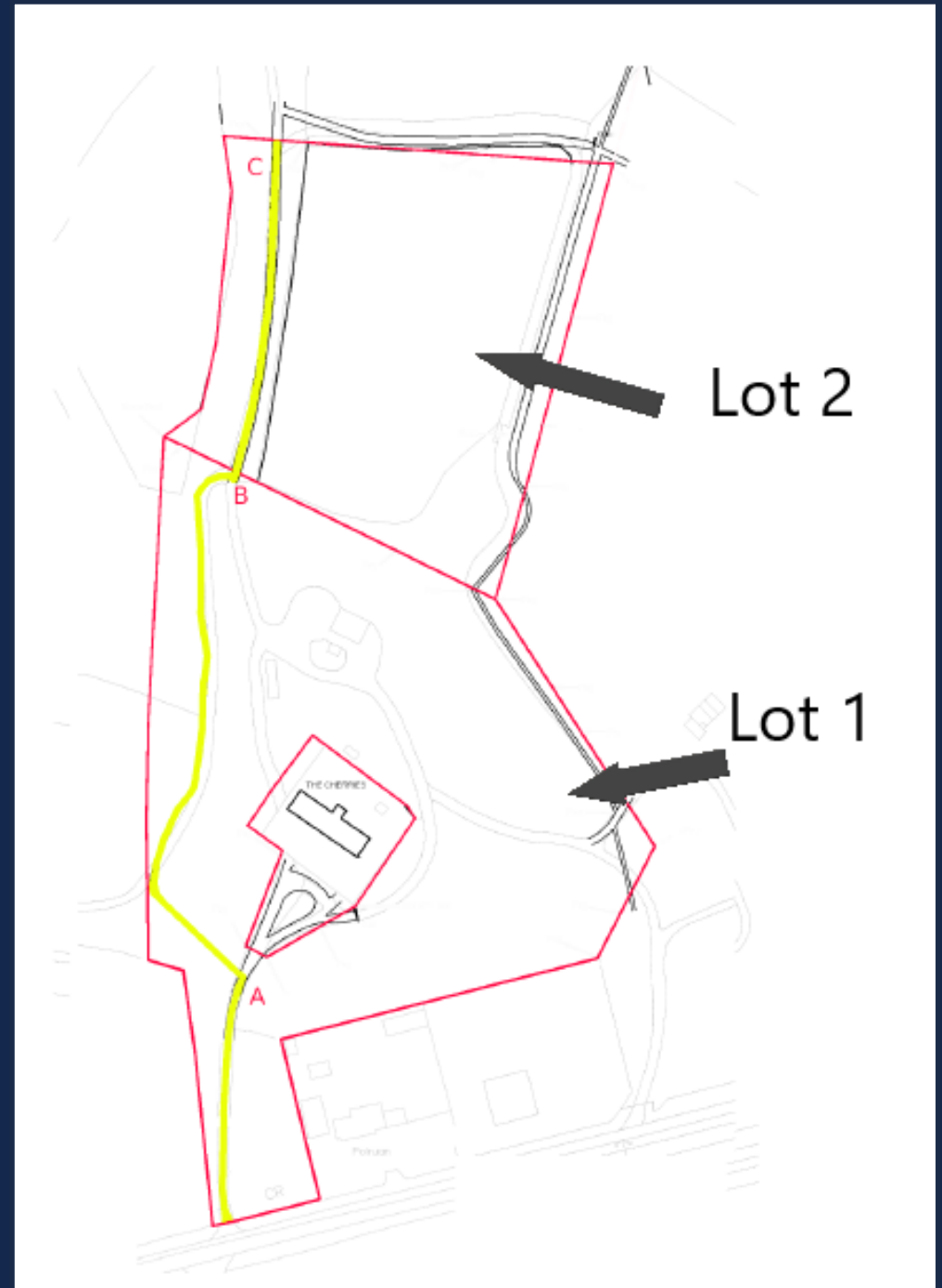
Lot 2

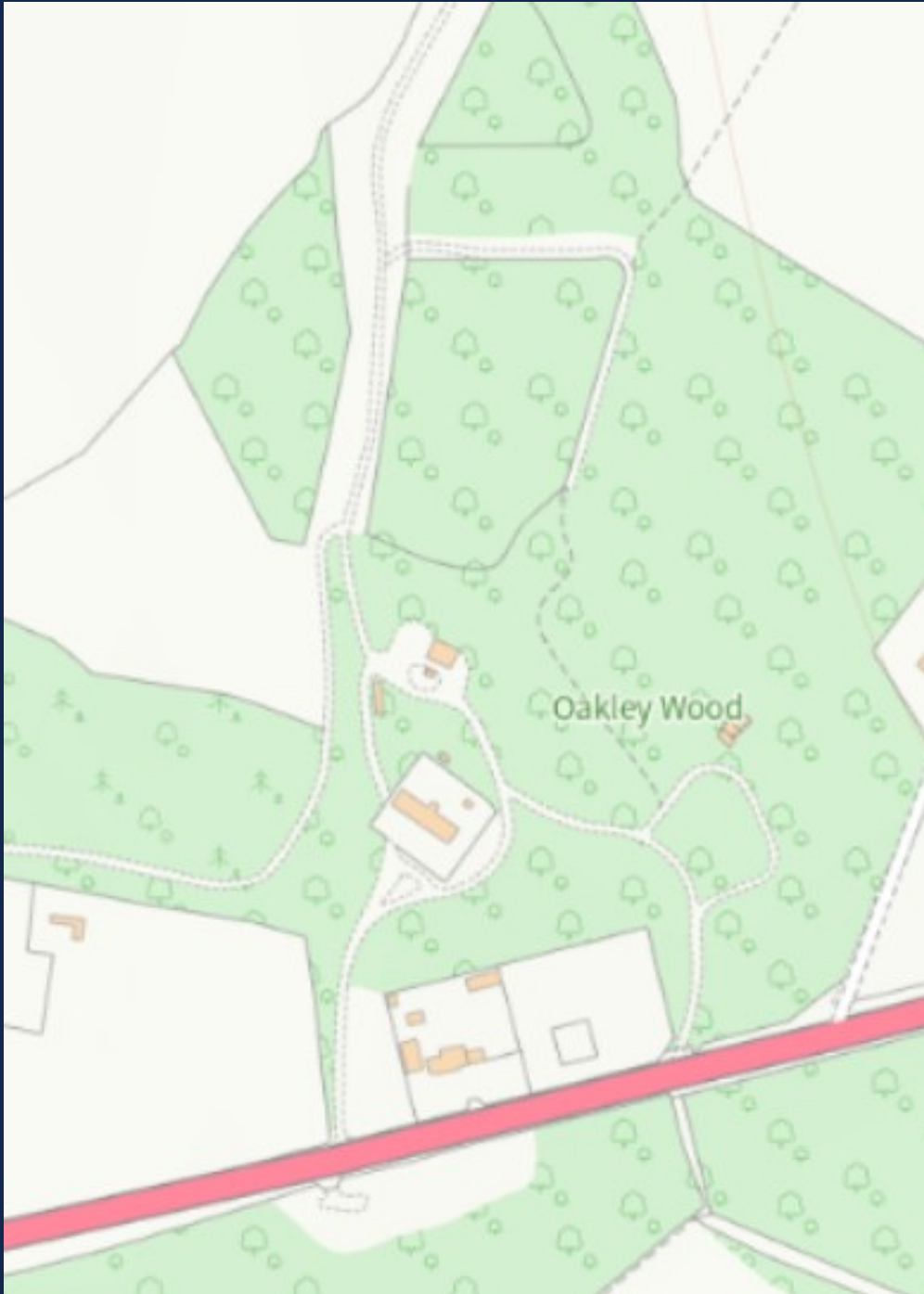
Extends to approximately 3 acres of mixed age and mixed species woodland.

Directions

From Henley-on-Thames town centre head north on the A4130 passing through the village of Nettlebed. Continue on this road for a further 5 Miles. The entrance to the land will be found on the right hand side as marked by the For Sale board.

What 3 Words: ///excellent. Romantics.weeknight





Situation

The land is situated to the South east of Wallingford in Oxfordshire within the Chiltern Hills Area of Outstanding Natural Beauty.

Access

Access to the land is gained from the public highway over a trackway forming part of lot 1. The access then turns left leading into the woods.

In the event of Lot 1 and Lot 2 being sold separately, then Lot 2 will be given a right of way for access purposes over the yellow route shown crossing the Lot 1 area.

Part of the wood is being retained by the vendors and will also benefit from a right of way over the yellow access track passing through Lot 1 and 2 to point c on the plan.

From the main road the access route is also used by a residential property known as The Cherries situated within the woods. Full access rights of way are provided to that property at all times and for all purposes with or without vehicles and animals.

Services

Lot 1 is connected to a mains water and electricity supply.

A right to lay services will be reserved over the entrance track for the benefit of Lot 2 and the retained land.

Wayleaves, Easements and Rights of Way

A footpaths crossing the land on the eastern Boundary.

Timber, Mineral and Sporting Rights

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

Possession

Vacant possession is available on completion.

Method of Sale

The land is offered for sale as a whole or in 2 lots by Private treaty.

Planning

The land is situated within the administrative boundaries of South Oxfordshire District Council. We understand that buildings 1, 2 and 3 have been used for general storage and that the mobile home has been on site since 2000.

Local Authority

South Oxfordshire District Council.

135 Eastern Ave

Milton

Abingdon OX14 4SB

T: 01235 422422

Viewings

By prior arrangement with Simmons & Sons the property may be viewed during daylight hours by persons holding a set of these sales particulars. However in view of the risks associated with viewing rural properties we request that you register your interest with us before viewing the land.

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

Contact for viewings

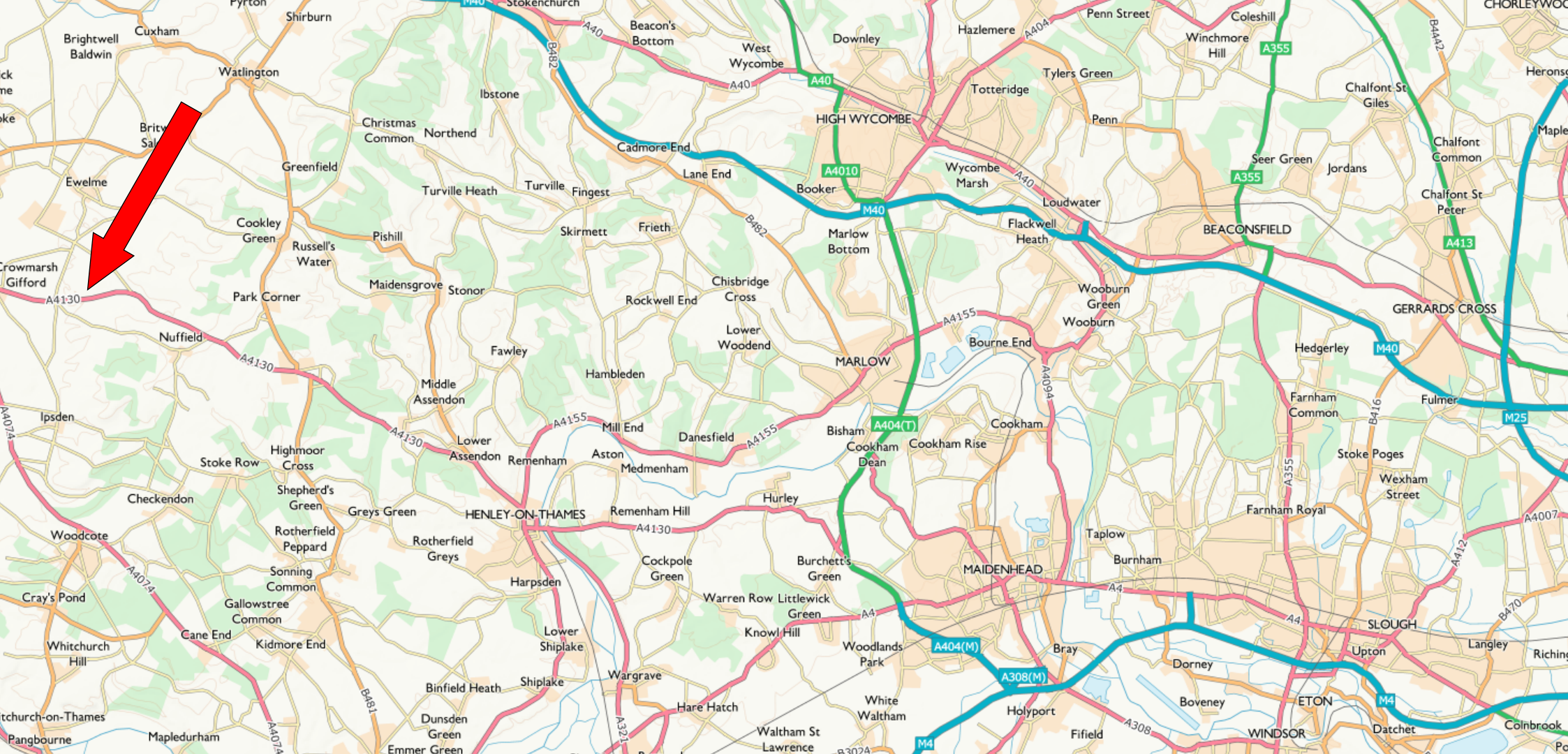
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Kerry Clarke T: 01491 634283

E: kclarke@simmonsandsons.com

Date of Particulars - May 2024





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