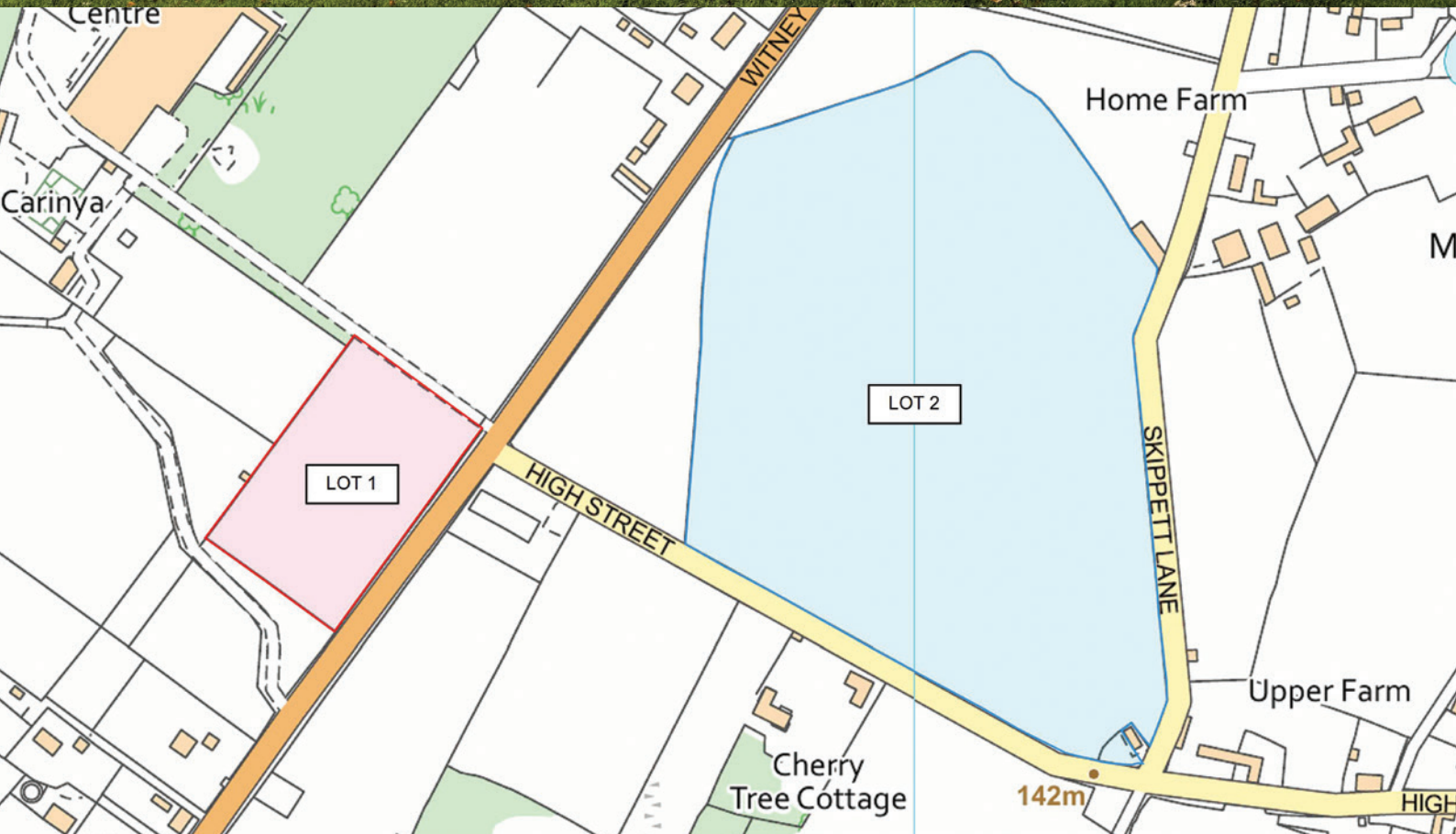




LOT 2



LAND & DEVELOPMENT

19.40 ACRES OF FARMLAND AND PASTURE PADDOCK

AVAILABLE AS A WHOLE OR IN 2 LOTS

RAMSDEN, CHIPPING NORTON, OXFORDSHIRE OX7 3AS

Guide Price £250,000

FARMLAND & PASTURE PADDOCK AT RAMSDEN, CHIPPING NORTON, OXON OX7 3AS

DESCRIPTION

The sale provides a rare opportunity to purchase attractive pasture paddock and farmland as a whole or in two lots.

- Lot 1 shaded pink – 2.61 acres
- Lot 2 shaded blue – 16.79 acres

The land is situated on the edge of the village of Ramsden ten miles south of Chipping Norton and five miles north of Witney in the county of Oxfordshire.

Lot 1 comprises a level pasture paddock with long road frontage bounded by mature hedges.

Lot 2 comprises a gently sloping pasture field with mature trees providing a parkland setting. It is bounded by hedgerows and a newly erected stockproof fence. Access is available from the highway in two locations.

Both lots are ideally suited for equestrian, agricultural or amenity use.

VIEWING

At any reasonable time with a copy of these sale particulars

SERVICES

There are no know services that are connected to the property.

TOWN AND COUNTRY PLANNING

- Lot 1 is situated in the Cotswold Hills Area of Outstanding Natural Beauty.
- There are no public rights of way.

METHOD OF SALE

For sale by Private Treaty.



LOT 1

DIRECTIONS

What3Words:

- Lot 1 - ///bottle.threaten.evaporate
- Lot 2 - ///lecturing.situation.prefix

LOCAL AUTHORITY

West Oxfordshire District Council, 3
Welch Way, Witney OX28 6JH
Tel: 01993 861000

TENURE

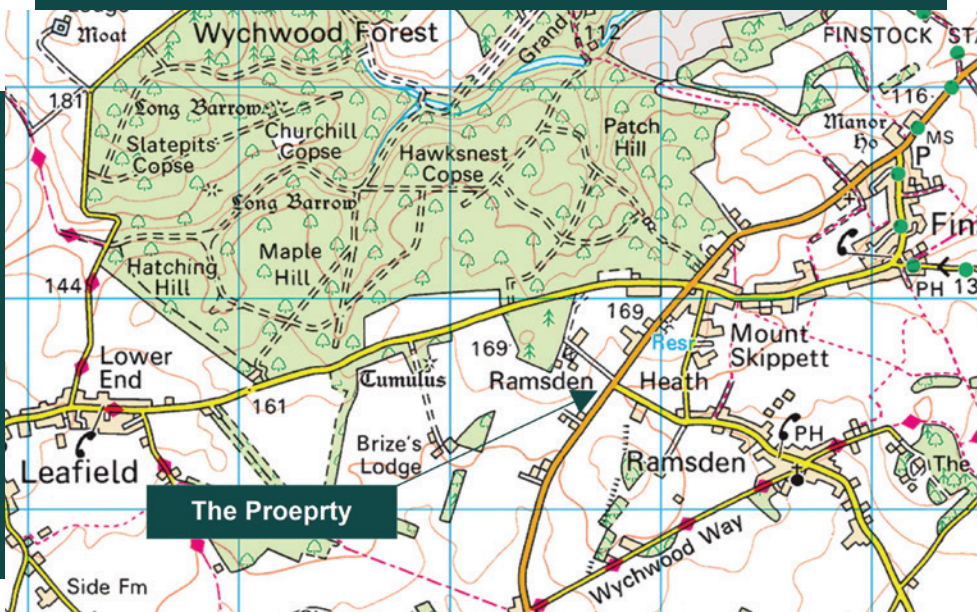
The property is freehold with vacant possession on completion.

OVERAGE

The Seller will impose a 25% uplift in value for any residential or commercial planning consent. For further information please contact the Selling Agent.

VENDOR'S SOLICITOR

Tanners Solicitors LLP, Lancaster
House, Thomas Street, Cirencester,
Gloucestershire GL7 2AX.
Tel: 01285 659061



LAND & DEVELOPMENT

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