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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

30.32 acres (12.27 hectares) of land at Timbers Lane
Nuffield, Henley-on-Thames, Oxfordshire RG9 5TD

For Sale as a whole or in 3 Lots by Private Treaty

LAND AT TIMBERS LANE, NUFFIELD

Comprising 30.32 acres (12.27 hectares) of agricultural land laid to pasture, situated in the heart of the Chiltern Hills.

For sale as a whole or in up to 3 Lots by Private Treaty

Situation

The land at Timbers Lane is situated in a rural location close to the village of Nuffield, approximately 8.4 miles from Henley-on-Thames and 8.7 miles from Wallingford.

The property is conveniently situated close to a network of bridleways and restricted byways, offering off road riding within a close vicinity.

Postcode : RG9 5TD

What 3 Words: splinters.tequila.bulb

General Description

The land is being offered for sale as a whole or in three Lots:

Lot 1: 16.16 acres (6.54 hectares) coloured red comprising a single fenced pasture paddock with tree edged pit and water trough. Access to this Lot is gained over Lot 3 and is marked in yellow.

Lot 2: 6.65 acres (2.69 hectares) coloured blue comprising a single fenced pasture paddock with water trough. Access to this Lot is gained directly from the public highway.

Lot 3: 7.51 acres (3.04 hectares) coloured green comprising a single fenced pasture paddock with water trough. Access to this Lot is gained over an unregistered strip of land off the public highway.

Please see the plan within these particulars outlining the boundaries of the Lots.

Directions

From Henley-on-Thames town centre head north onto the Fairmile (A4130). Continue for approximately 5.9 miles passing through the village of Nettlebed. Turn left onto Timbers Lane, Huntercombe Golf Course will be situated to the left and the right. Proceed for approximately 1.4 miles down Timbers Lane and the land is situated on the right, denoted by a Simmons & Sons For Sale board.

Access

Access to Lot 1 is gained via a 20ft wide access over Lot 3 as shown in yellow on the attached plan.

Access to Lot 2 is gained directly from the public highway.

Access to Lot 3 is gained over a roadside verge.

Restrictions, Rights of Way and Easements

There are no public rights of way or easements crossing the property.

Method of Sale

The property is offered for sale as a whole or in up to 3 Lots 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 South Oxfordshire District Council and is situated in the Chiltern Hills Area of Outstanding Natural Beauty (AONB).

Timber, Mineral, Sporting Rights and Services

The timber, mineral and sporting rights are included in the sale insofar as they are owned. There is an unmetered water connection serving each lot.

Entitlements

The Basic Payment Scheme entitlements are included in the sale.

Covenants

A covenant will be placed in the sale contract requiring that in the event of planning permission being granted for the existing pit on the property to be filled with inert waste then a payment of £5.00 per tonne indexed from the date of sale will be due to the previous owner.

Local Authority

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

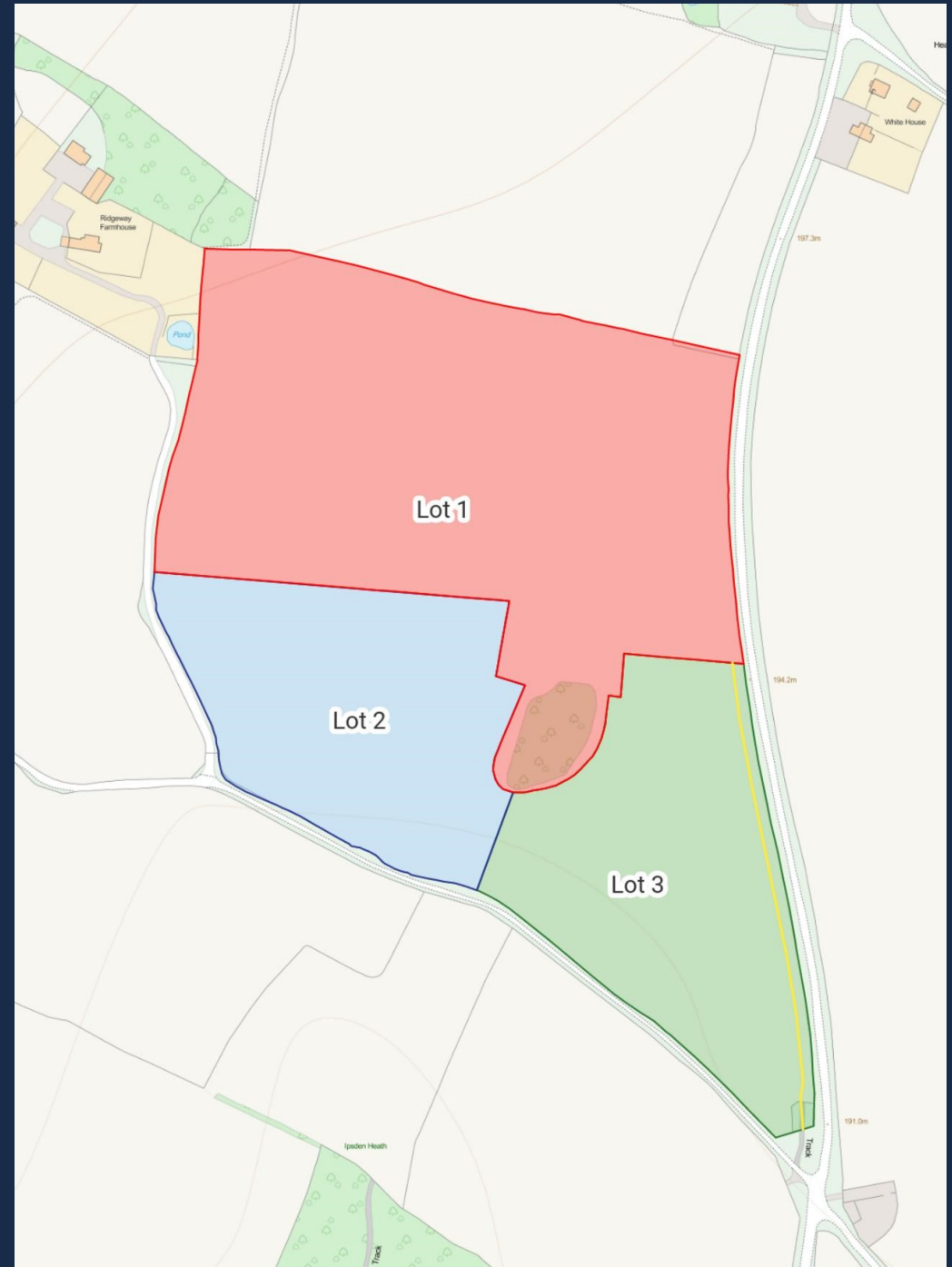
Health & Safety

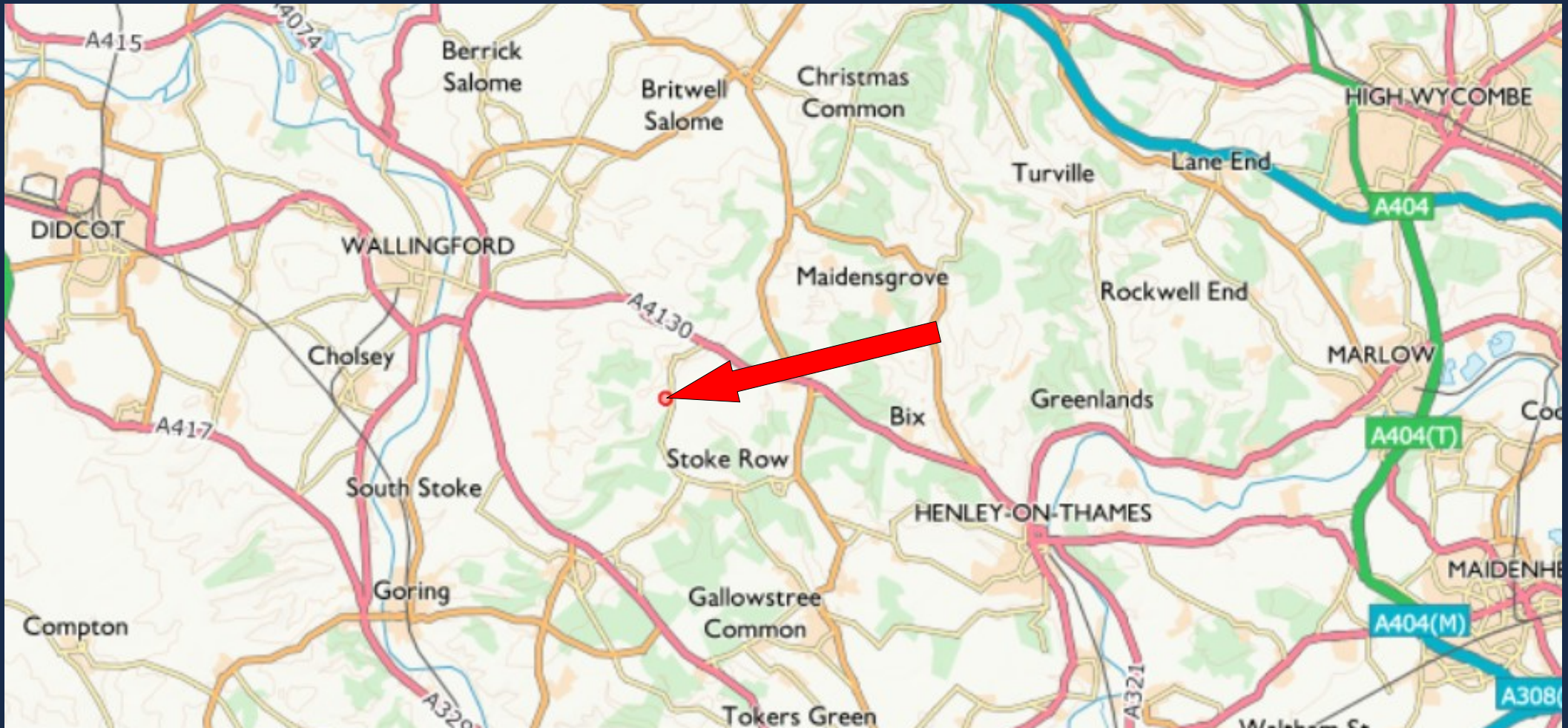
The property will be available for viewing at any reasonable time. We would ask prospective purchasers to carry a copy of the sales details and to register with the Agents before visiting the property.

Date of Particulars: January 2021

VIEWINGS - Strictly by appointment with:

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