

Christmas Common

WATLINGTON, OX49 5HR



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Christmas Common, WATLINGTON, OX49 5HR

About 2 miles from Watlington; 4 miles from Junction 5 of the M40; 12 miles from High Wycombe; 18 miles from Oxford and Maidenhead

For sale by Private Treaty

About 56 acres (22.5 hectares) of Land.

Available as a whole or in 2 Lots

Description

A conveniently located, attractive and versatile block of farmland and woodland in the Chilterns Area of Outstanding Natural Beauty lying just to the north of the hamlet of Christmas Common, yet only 2 miles from the town of Watlington and 4 miles from the M40.

In total the land comprises an arable field of just over 38 acres, a grass paddock of about 3½ acres and woodland of around 14 acres. The whole is almost all within a ring fence, with direct access from the highway. The land is designated Grade 3 in the Land Classification series, and the soil is an above averagely fertile loam.

The area is well served by public rights of way, the land being close to the Icknield Way, and is particularly well suited for Riders, there being many bridleways and byways.

Arable Land and Pasture (edged red on the plan)

A regular-shaped south facing arable field of a good size, being almost 38.5 acres (15.5 hectares) with long road frontage to the Northend road, off which there are 3 existing access points. The field could therefore be divided into smaller parcels if required, each with road access. At the far eastern end of the field there is a double-gated access point, with a hard track leading to 2 concrete bases, being the site of agricultural buildings for which planning permission has been granted. Further details of the buildings permitted may be obtained from the Agents.

To the north of the arable field is a sheltered grass paddock of about 3.5 acres

Guide Price £340,000

Woodland (edged blue on the plan)

Immediately to the west of the arable field is a block of mature deciduous woodland of about 13½ acres, with a further separate small parcel of about ½ an acre lying further west and fronting the highway. There is a right of access from the highway to the main block of woodland over the land shown coloured brown on the plan, which runs parallel to and immediately to the north of the existing track.

Guide Price £72,500

Directions

From Watlington, at the junction of High Street with the B4009, take Hill Road to Christmas Common. After about 2 miles, turn right at the junction and then almost immediately left into Hollandbridge Lane. Follow the road round to the left and after about 300 metres the arable field is on the left.

From junction 5 of the M40 take the A40 towards Oxford. Take the first left to Nettlebed and Henley. After just under 4 miles, at Christmas Common, bear left into Hollandbridge Lane. Follow the road round to the left towards Northend and after about 300 metres the arable field is on the left.

Viewing

Prospective buyers may walk over the land at any time in daylight hours, carrying a set of these sale particulars. Please respect the property and leave gates and fences as you find them. In particular take extra care if there is livestock in any of the fields. Neither the sellers nor their agents nor the owner of livestock take any responsibility for any loss or damage caused to any person or property when viewing the land.

General Remarks

Tenure

Freehold with vacant possession on completion subject to a Farm Business Tenancy over the arable field until the end of October 2012. Further details of the tenancy may be obtained from the Agents.

Services

There is no water or electricity connected to the land. However there is a mains water pipe in both the Northend road and the Kingston Blount/Stokenchurch road.

Single Farm Payments

There are no Single Payment entitlements.

Rights of Way and Easements

A public footpath runs along the southern boundary of the grass field. There is also a public footpath running through the larger block of woodland.

Local Authority

South Oxfordshire District Council, Wallingford
Tel: 01491 823000 www.southoxon.gov.uk

Water Company

Thames Water. Tel: 0845 8502 777 www.thameswater.co.uk

Method of Sale

The land is for sale by private treaty either as a whole or in 2 Lots.

Particulars and Plan

The plan and areas are based on the Ordnance Survey (with the sanction of H M Stationery Office) with adjustments where necessary. The Particulars and Plan have been carefully prepared by the Agents. They are for guidance only and whilst it is believed they are correct no guarantee or warranty as to their accuracy is given or implied. Any misstatement or error shall not invalidate the sale nor entitle either party to compensation nor in any circumstances give rise to action of Law. The property is sold with all faults whether of condition or otherwise and neither the Vendor nor the Agents are responsible for any faults, defects or misstatements contained in these Particulars. The Purchaser shall be deemed to have satisfied himself as to the correctness of each of the said statements by inspection or otherwise.