



Land off Vernon Avenue

NORTH HINKSEY, OXFORD

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property advice

LAND OFF VERNON AVENUE NORTH HINKSEY OXFORD

10.02 acres (4.05 ha) of well located permanent pasture

The land comprises a 10.02 acre (4.05 ha) square field of well located amenity grass-land, bounded with a mixture of mature treeline and hedge line boundaries.

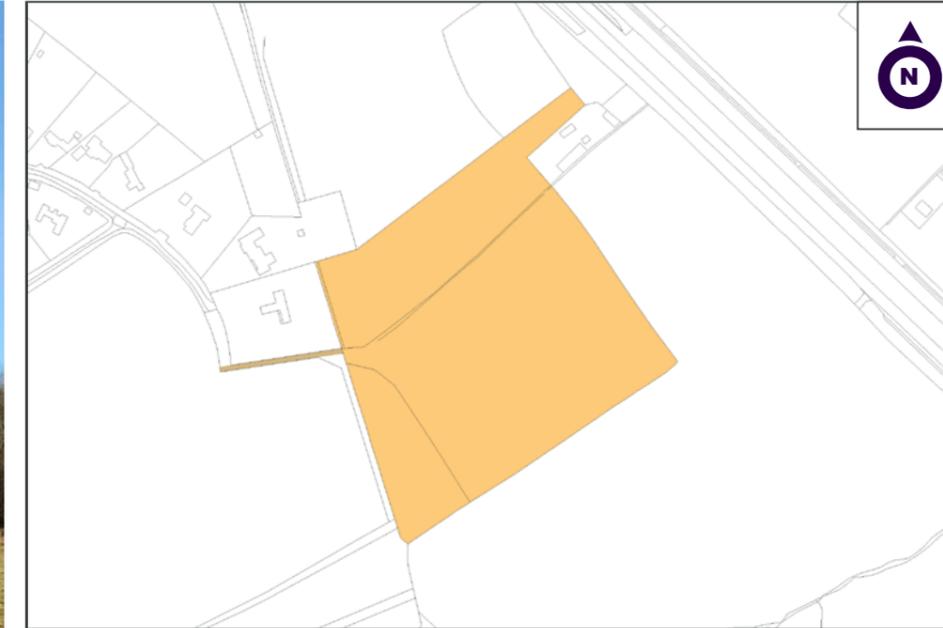
The land is situated to the western side of the A34, West of Oxford. Its communication and transport links are good providing access to the city of Oxford to the North East and the town of Abingdon to the South. Access to the property can be gained via Vernon Avenue.

According to the Agricultural Land Classification, the land is Grade 3 and of the Loamy and Clayey series.



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10.02 ACRES

5.05 HECTARES

METHOD OF SALE

The land is offered for sale as a whole by private treaty and is available with vacant possession.

BASIC PAYMENT SCHEME

Farming subsidy has never been claimed on this land.

OVERAGE

An Overage clause will be applicable for any change of use other than Agricultural or Equestrian in favour of the vendor and will be at 25% of the uplift in value over 25 years. Details of the Overage clause are available from the selling agent on request.

DESIGNATIONS

The land is situated within a Nitrate Vulnerable Zone (NVZ) and is located within the Greenbelt.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes, whether specifically referred to or not.

HEALTH & SAFETY

All viewings are carried out at the sole risk of the viewer and neither the selling agents nor the vendor takes responsibility.

SPORTING TIMBER & MINERAL RIGHTS

The mineral, sporting and timber rights are included in the sale of the freehold in so far as they are owned.

LOCAL AUTHORITIES

Vale of White Horse District Council, 135 Eastern Avenue, Milton Park, Milton OX14 4SB

www.whitehorsedc.gov.uk
01235 422 422

VIEWINGS

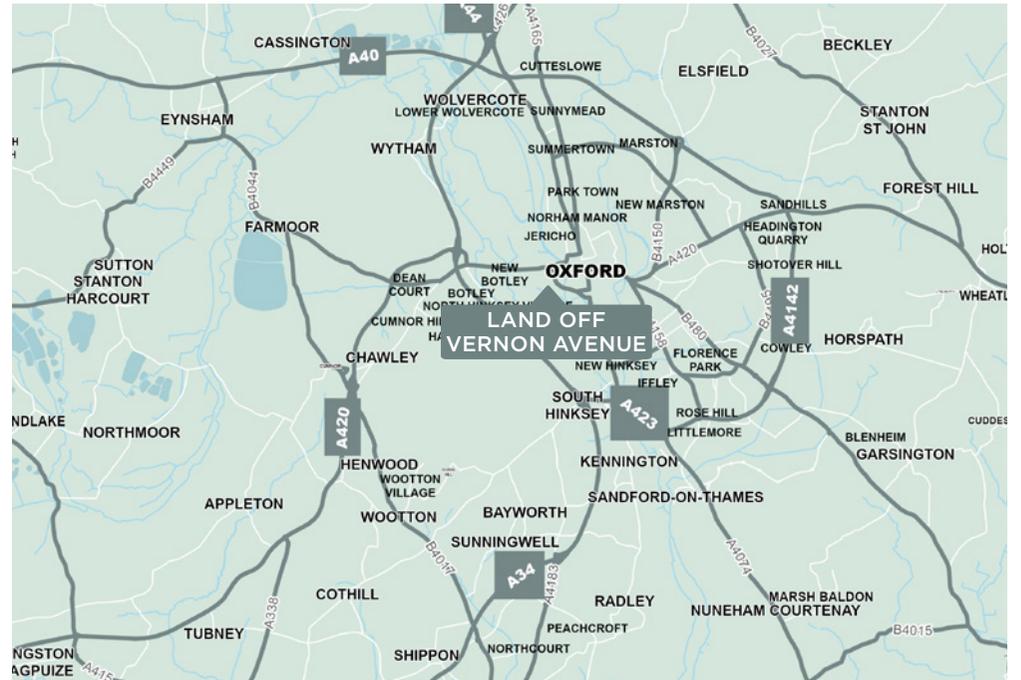
All viewings are by appointment by contacting the sole selling agents Carter Jonas, Mayfield House, 256 Banbury Road, Oxford, OX2 7DE.

DIRECTIONS

From Oxford High Street (OX1 4AH), Take Abingdon Rd/A4144 for 1.7 miles to Kennington Roundabout. Then Take Southern By-Pass Rd/A34 to Westminster Way in Oxford. At Hinksey Hill Interchange, take the 3rd exit onto the A34 slip road to the A40 Northbound and travel for 0.5 miles before taking a left turning to Harcourt Hill. Continue for 0.3 miles before turning left again for Vernon Avenue, the land can be found at the end of the lane.



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OXFORD

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LONDON

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IMPORTANT INFORMATION

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