



Land at Standlake

WITNEY, OXFORDSHIRE

Carter Jonas

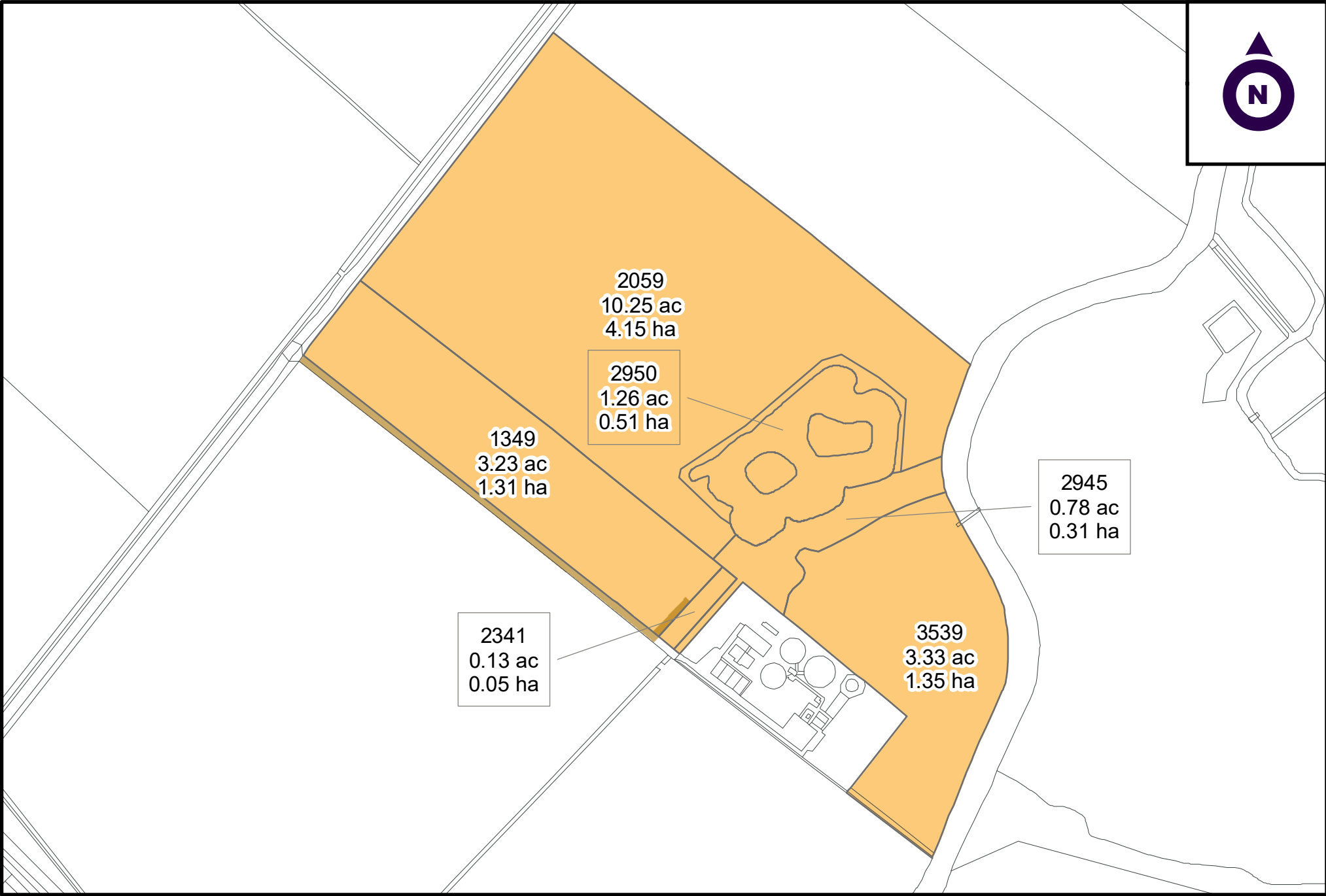
LAND AT STANDLAKE
STANDLAKE ROAD
WITNEY
OXFORDSHIRE
OX29 5BF

A sought after block of
amenity grassland with
a fishing pond and river
frontage.

The property comprises agricultural grassland, split into three enclosures with a mixture of hedgerow and treeline boundaries. Within the centre of the block of land there is a large pond that could be utilised for coarse fishing or amenity and leisure uses. The land also benefits from 280m of river frontage on the river Windrush.

For sale by private treaty as a whole.

In all about 18.85 acres (7.62 hectares).



LOCATION

The land is situated to the south east of the desirable village of Standlake, (13.5 miles) west of Oxford and (6.5 miles) south of Witney, within the county of Oxfordshire. The property benefits from very good road links being just 3.5 miles from the A420 to the south and 5 miles from the A40 giving access to London to the south (70 miles) and Birmingham to the north (85 miles).

LAND

The property is a roughly rectangular in shape and is predominantly laid to grass with a mixture of hedgerow and treeline boundaries. In all the grassland amounts to 17.59 acres (7.11 hectares) and is split into 3 fields. Within the centre of the block there is a large pond amounting to 1.26 acres (0.51 hectares) that has been utilised for amenity use but would lend itself well to coarse fishing or leisure uses, subject to the relevant consents.

To the South eastern boundary of the property, the land benefits from 280m of river frontage on the river Windrush with fishing rights.

Access to the land is gained via a field entrance to that adjoins the Standlake Road along with an additional prescribed right of access along a concrete access track.

According to the Agricultural Land Classification series, the land is Grade 3 – Good to Moderate. The soils are Loamy with naturally high groundwater.

METHOD OF SALE

The land is offered for sale as a whole by private treaty.

TENURE & POSSESSION

The property is sold freehold with vacant possession available upon completion.

BASIC PAYMENT SCHEME

Entitlements are not included within the sale.

OVERAGE

There are no restrictions or overages included within the sale.

DESIGNATIONS

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

SERVICES

The land is not connected to any services.

HEALTH & SAFETY

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

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.

No rights of way cross the property.

SPORTING TIMBER & MINERAL RIGHTS

Sporting and timber rights are included in the sale of the freehold in so far as they are owned.

The mineral rights to the land are retained by a third party. More information is available upon request from the selling agent.

LOCAL AUTHORITIES

West Oxfordshire District Council
www.westoxon.gov.uk

VIEWINGS

All viewings are by appointment by contacting the sole selling agents Carter Jonas.

DIRECTIONS

From Summertown, Oxford follow South Parade to Woodstock Rd (0.1 mi) at the roundabout turn left onto South Parade and take A40 and B4449 to Main Rd (8.2 miles). At the Eynsham roundabout take the first exit to the left onto the B449 and continue driving straight over the next two roundabouts (1.20 miles). At the third roundabout, take the first exit left onto the Stanton Harcourt Road and continue for 2 miles. At the roundabout take the first exit and continue through Stanton Harcourt for 2.5 miles, at the junction take a right onto the Standlake road and the first left after 400m, the subject land can be found 400m down the road on your left side.



OXFORD

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IMPORTANT INFORMATION

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