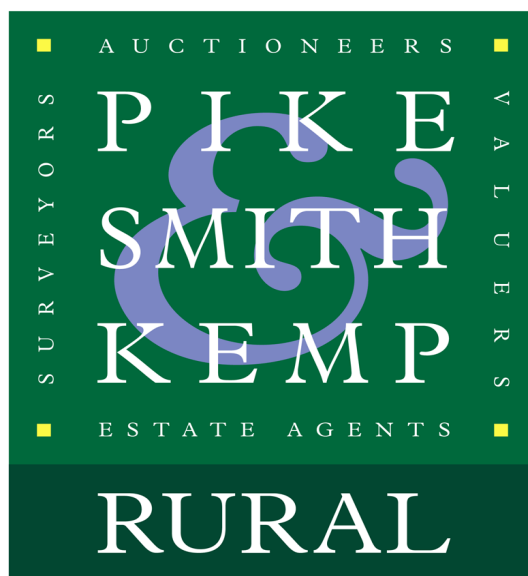


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FOR SALE

(AS A WHOLE OR IN TWO LOTS)
7.01 ACRES OF WOODLAND
STOKE ROW, OXFORDSHIRE



GUIDE PRICE: £85,000
(Lot 1 – £50,000 Lot 2 – £35,000)



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Note: These sales particulars are produced in good faith, having been prepared only as a general guide. PSK give notice that they do not constitute any part of a contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings if any.

7.01 ACRES OF WOODLAND STOKE ROW, OXFORDSHIRE



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7.01 ACRES OF WOODLAND STOKE ROW, OXFORDSHIRE

Introduction

A predominantly level parcel of well-managed, open woodland extending to 7.01 acres in total, comprising timber of good maturity and excellent quality, with links to bridleways and footpaths, ideally suited to an amenity purchaser.

Lot 1

Extending in total to 4.12 acres of well-managed woodland comprising predominantly beech alongside cherry and oak with a large historic chalk pit, bordered by a private track to the west.

Lot 2

Extending in total to 2.89 acres of well-managed woodland comprising predominantly beech alongside cherry, oak and ash with a modest historic chalk pit.

Location

The property is located to the south of the village of Stoke Row approximately 6 miles west of Henley-on-Thames and 10 miles north of Reading.

The Land

The property comprises an attractive, well-managed roadside parcel of level woodland alongside two historic chalk pits.

The land comprises of soils classified as Hornbeam 1 which is described as deep fine and coarse loamy over clayey soils with slowly permeable subsoils and slight seasonal waterlogging. Some very flinty sandy and loamy soils. Some very acid soils with bleached subsurface horizon. Ideally suited for deciduous woodland.

Bridleways & Hacking

The property provides good access to bridleways via a track running along the western boundary of the woodland which provides further access to bridleways and hacking routes.

Access

The property does not benefit from vehicular access off Stoke Row Road however there are numerous opportunities to create informal entranceways into the land along the northern boundary.

Services

There are currently no services available on the land.

Planning and Development

The property is located in the administration area of South Oxfordshire District Council. The land is designated as an Area of Outstanding Natural Beauty and the Environment Agency Flood Map designates the land as falling within Flood Zone 1 (low probability).

Method of Sale

The property is being offered for sale as a whole or in two lots.

Tenure

The property is offered for sale Freehold with vacant possession upon completion.

Plans, Areas and Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchasers will be deemed to have satisfied themselves of the land as scheduled. All quoted areas, measurements and distances are approximate.

Boundaries

The vendors and the vendor's agent will do their best to specify the ownership of the boundary hedges, fences and ditches but will not be bound to determine these. The purchaser(s) will have to satisfy themselves as to the ownership of any boundaries.

Wayleaves, Easements, Covenants and Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed. The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

There are no public rights of way across the land. A footpath runs outside the land adjacent to the southern boundary.

Value Added Tax

All guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or a part of it or any right attached to it becomes chargeable for the purposes of VAT such tax will be payable by the purchaser.

Sporting Rights & Mineral and Timber Rights

These are included insofar as they are owned.

Local Authority

South Oxfordshire District Council, 135 Eastern Avenue, Milton, Abingdon OX14 4SB

Viewings

By prior appointment with Pike Smith & Kemp Rural

Contact

Jack Clegg on 01628 777666 for further details

www.pskrural.co.uk

7.01 ACRES OF WOODLAND STOKE ROW, OXFORDSHIRE

