



Land at Ambrosden

Oxfordshire

Carter Jonas

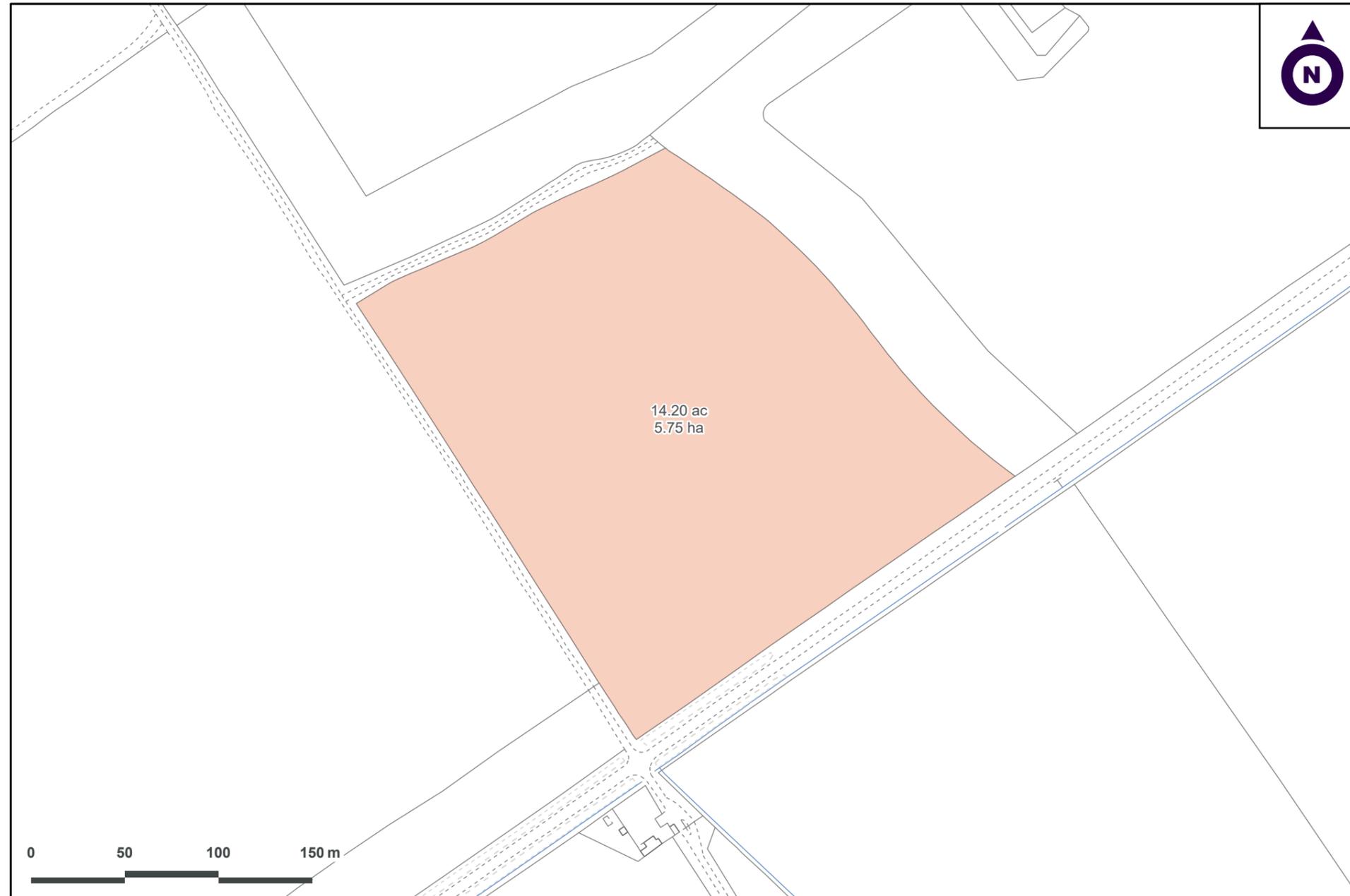
Land at Ambrosden Bicester Oxfordshire OX25 2ND

An attractive parcel of pasture, well situated with excellent road links to both Bicester and Oxford.

A single ring fenced block of permanent pasture with a small copse of young mixed woodland.

In all extending to 14.20 acres (5.75 ha).

For sale by private treaty as a whole.



© Crown Copyright and database rights 2024 OS 100004458



Location

The land is situated equidistant between the villages of Merton and Ambrosden, within the county of Oxfordshire.

Amenities

The land benefits from very good road links being just 6 miles from the Wendlebury Interchange along the M40 and A34 giving access to a wide range of amenities within Bicester to the north (4 miles) and the city of Oxford to the south (12 miles).

Within the Ambrosden village are amenities to include a public house, primary school, post office and a church, with Merton village providing a church and village hall.

Mainline railways services are available at Bicester and Oxford Parkway.

Land

The property extends to approximately 14.20 acres (5.75 ha) and provides well fenced and level pastureland suitable for livestock grazing or equestrian use. The land is bound by mature hedgerows and a woodland shelter belt to the north east and west and includes a small copse of young mixed woodland set alongside the roadside boundary.

Bordering the Merton Road, the property benefits from vehicular access via a small track from the road at the southern corner of the parcel.

The land is classified as Grade 3 within the Agricultural Land Classification Series, with the soil of Loamy Class with naturally high ground water, best suited to grassland and arable uses.

Method of Sale

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

Tenure & Possession

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

Designations

The land is located within the Cherwell (Ray to Thames) and Woodeaton Brook Surface Water Nitrate Vulnerable Zone.

Services

We have not undertaken our own investigations but understand that no mains services are connected.

Wayleaves, Easements & Rights of Way

The property is sold subject to the benefit of all 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 agent nor the vendor takes responsibility.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any lot or part of the property or entitlements become a chargeable supply for the purposes of VAT, such tax will be

payable (or become payable by the purchaser) in addition to the purchase price.

Sporting Timber & Mineral Rights

Sporting, timber and mineral rights are included in the sale where available.

Local Authority

Oxfordshire County Council

<https://www.oxfordshire.gov.uk/>

Cherwell District Council

<https://www.gov.uk/find-local-council/cherwell>

Viewings

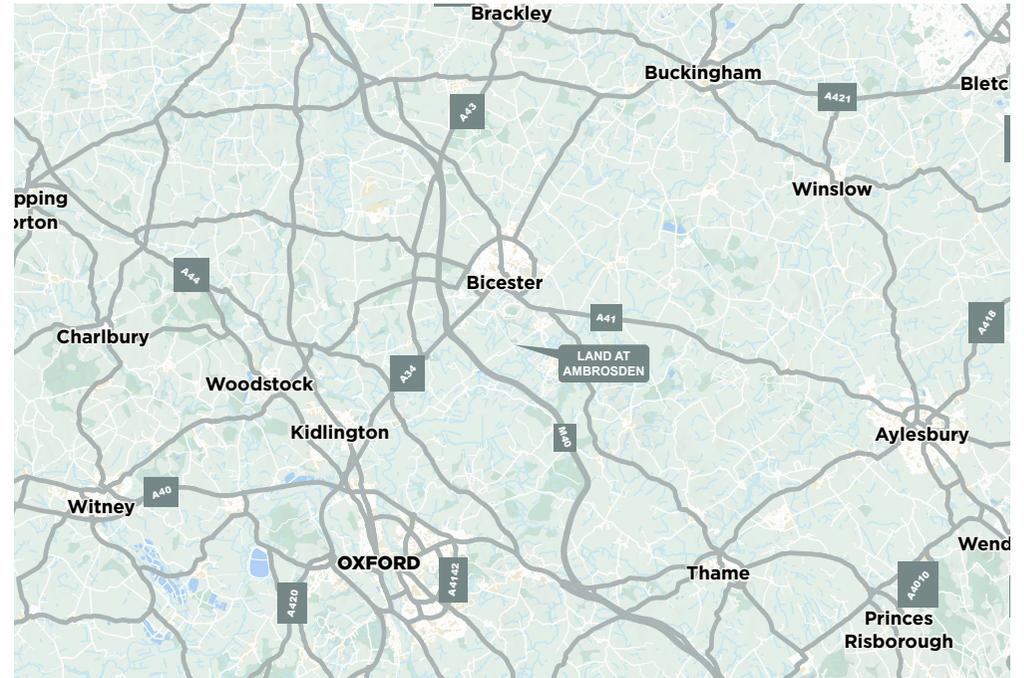
Interested parties may view the property unaccompanied and with details to hand, upon prior notification to the selling agent.

Directions

Approaching the property from Oxford, head north on the A34 towards Bicester. At Wendlebury Interchange take the second exit onto the A41 and continue. Stay on the A41 for approximately 4.2 miles before turning right onto Ploughley Road. Continue into Ambrosden village, turning right onto Merton Road. The property will be on your right in approximately 1.25 miles.



/// proudest.shop.shook



Oxford

01865 297 700 | Emily.littlejohn@carterjonas.co.uk
07880 084 633 | Andrew.chandler@carterjonas.co.uk
256 Banbury Road, Summertown, Oxford OX2 7DE

Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.



Carter Jonas

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE