



Land at Ambrosden

Oxfordshire

Carter Jonas

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Bicester
Oxfordshire
OX25 2ND

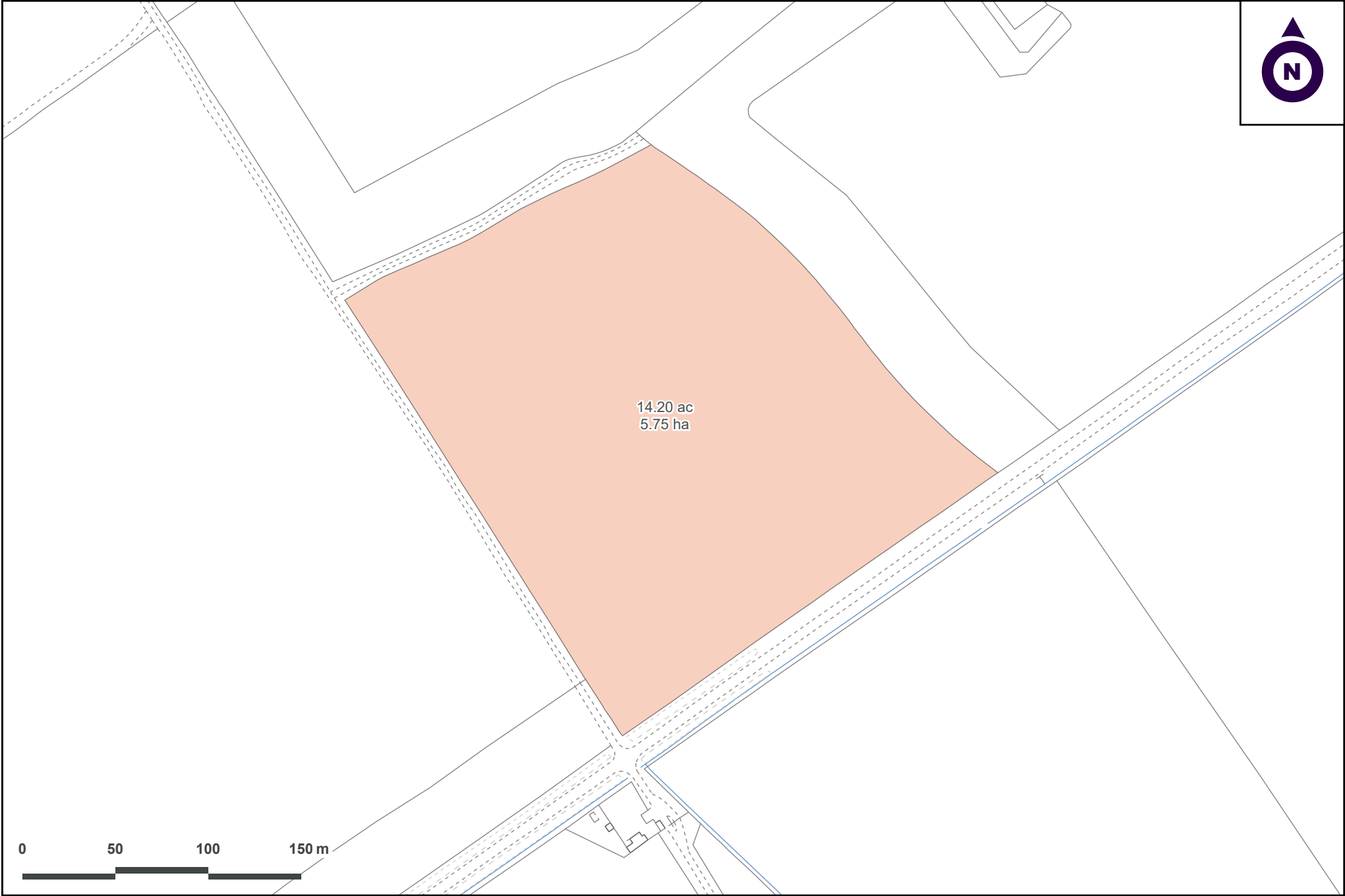
An attractive parcel of pasture, well situated with excellent road links to both Bicester and Oxford.

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.

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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

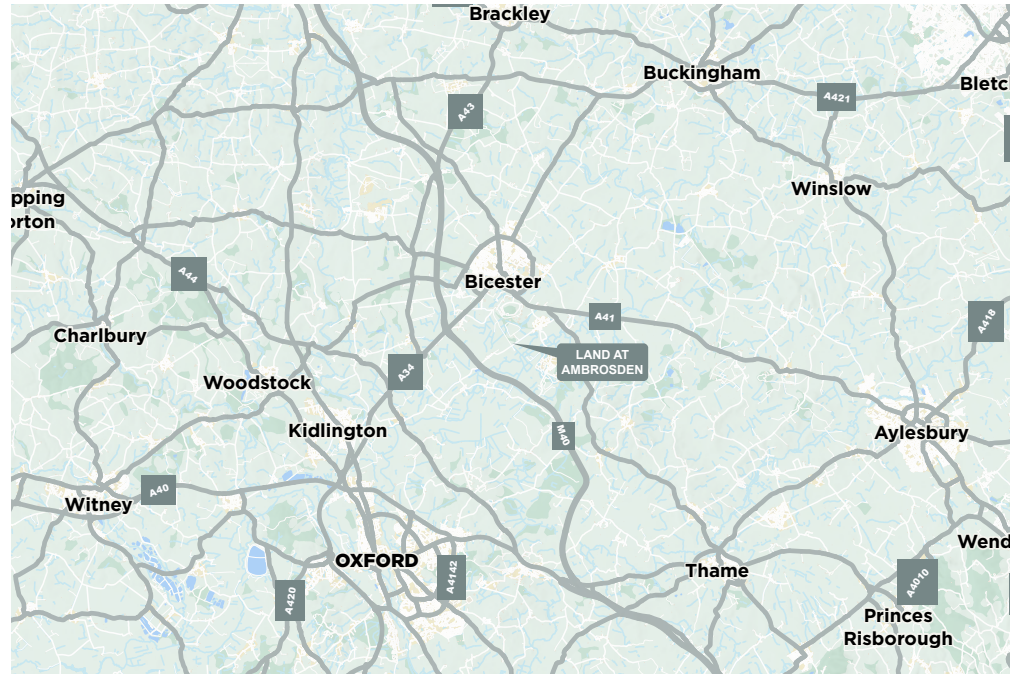
Interested parties may view the property unaccompanied and with details to hand, upon prior notification to the selling agent.

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.



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Important Information

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