



Duke's Lake and Associated Land

Wolvercote, Oxfordshire

Carter Jonas

Dukes Lake and Associated Land, Wolvercote Oxford OX2 8JT

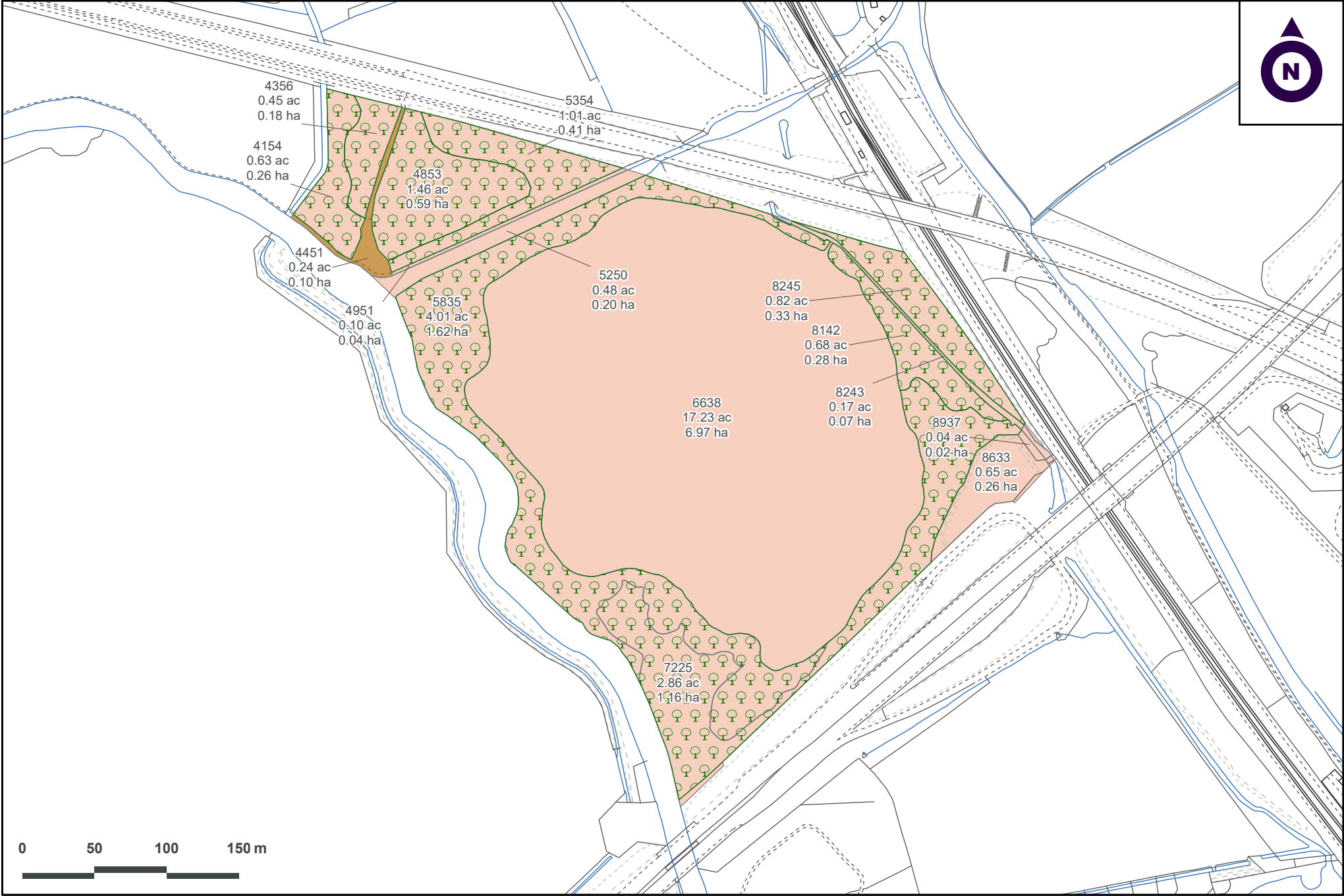
Road fronted land and an
open body of water within
striking distance of Oxford.

An exciting opportunity to purchase The Duke's Lake and a block of agricultural land on immediate outskirts of Oxford. The land is relatively unmanaged and has access from the A40. The lake will be accessed via the same and over the Duke's Cut.

In all extending to 30.83 acres (12.47 Ha).

For sale by private treaty as a whole.

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Location

The property is located to the North of Oxford, three miles from Oxford station and just outside the Oxford ring road. The property is located directly off the Northern Bypass Road (A40) and is around half a mile from the Pear tree Roundabout.

Land

The Property includes all of the land within the Land Registry Title Number On257303. The land extends to 12.95 acres (5.24 ha) and is restricted to agricultural use only with a right of way through it in favour of an adjacent Wharf. Requiring clearance, it is overgrown and lends itself to clearance prior to use in accordance with its restriction.

The Duke's Lake is an open body of water of about 17.88 acres (7.23 ha) located across the Duke's Cut which links the Wolvercote Mill Stream and Oxford Canal. We understand that the lakes level is higher than the surrounding water courses. There is no current link over the Duke's Cut from the property.

Method of Sale

For sale by private treaty as a whole.

Tenure & Possession

The property will be sold with vacant possession barring the current occupations such as the moored vessels against the Duke's Cut.

Overage

The sale will include an overage for a period of 25 years from the date of completion. Should planning permission be granted for any alternative uses, 20% of the uplift in value will be payable to the seller.

Conservation enhancement and renewable energy schemes are excluded from the overage.

Designations

The property sits within the Oxford Greenbelt.

The property sits adjacent to the Pixey and Yarnton Meads SSSI and the Oxford Meadows SAC.

Additional Information

A document condensing the title restrictions can be made available.

The purchaser should satisfy themselves on the responsibilities and due diligence required as a riparian owner. Details can be found on <https://www.gov.uk/guidance/owning-a-watercourse>.

Services

No known services are connected to the property.

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.

The vendor will reserve a right of way to the adjacent wharf, route marked in brown on the plan.

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 that are owned.

Local Authority

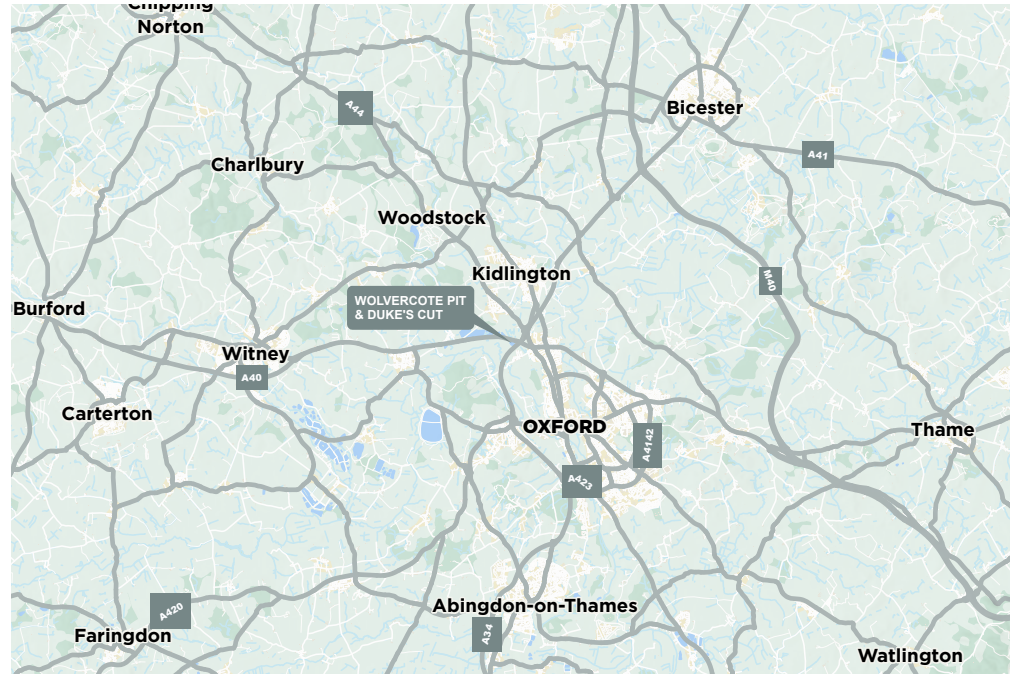
Oxford City Council
<https://www.oxford.gov.uk/>

Viewings

Viewings are by appointment only by contacting the sole selling agents Carter Jonas, Oxford.



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Oxford

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