



Wroxton And Balscote Churchwarden's Farmland,
Balscote
Guide price £100,000



APPROXIMATELY 11 ACRES OF FARMLAND AT BALSCOTE, NEAR BANBURY, OXFORDSHIRE.

Between the villages of Balscote and Wroxton.
Banbury 6 miles, Stratford upon Avon 13 miles.

For sale by private treaty.

Offers are invited by formal tender.

Directions

From Banbury take the main Stratford road (A422). Travel through the villages of Drayton and Wroxton and continue beyond Wroxton for approximately 1 mile. Having passed the lay-by on your left the land will be found on the left hand side and is identified by an "Anker & Partners" For Sale board. The land may be viewed with a set of sale particulars, during daylight hours, without prior appointment.

The Land

A block of productive arable land bordered by a mixture of trees, hedges, some fencing and a treed embankment rising to the road hedge and old ironstone bridge. Extending to about 10.932 acres (4.42 hectares), the land currently forms part of a large field and the area being sold is as delineated in the Ordnance Survey extract supplied upon these particulars. Access is off the main Banbury to Stratford road (A422) through a gated entrance and via a former ironstone works ramp/roadway.

The land is currently used as arable but provides an opportunity to create pony paddocks by way of re-fencing and laying to grass.

Boundaries

It will be the purchasers responsibility to erect and maintain any fencing that is required to the southern and eastern boundaries.

Services

The property is not connected to mains water or electricity and the potential of accessing this is unknown.

Wayleaves, easements and rights of way

The land is sold, subject to, and with the benefit of, all existing rights including rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed way leaves or masts, pylons, stays, cables, drains and water. Whether referred to in the general remarks and stipulations or particulars of sale or not, and to the provisions of any planning scheme of county or local authorities.

Tenure and possession

The property is offered for sale with vacant possession from the 30th September 2017. It is currently let on a Farm Business Tenancy Agreement which ends on the 20th September 2017.

Mineral rights

All mineral rights are included in the freehold of the sale, insofar as they are owned.

Basic payment scheme

Entitlements will not be available to purchase.

Method of sale

The land is offered for sale by private treaty and bids by way of informal tender are to reach our offices by 12pm Wednesday 6th September 2017. Please contact Tom Crump FRICS if you require any further information.

