





Land off Ford Road


Dinton, Aylesbury, Buckinghamshire

Well located arable land with road frontage

The land is well located, situated approximately 3.5 miles to the southwest of Aylesbury in Buckinghamshire. The land is southwest of the village of Dinton and northwest of the hamlet of Ford, in the parish of Dinton-with-Ford and Upton. Ford Road provides direct road access to the south of the land.

**GRADE 3 LAND**

**27 ACRES/
10.92 HA**

**GUIDE PRICE
£330,000**

Key Features

- Well located arable land
- Grade 3 Land Classification
- Road frontage
- Available as a whole

Distances

- Aylesbury 3.5 miles
- Haddenham 3 miles
- Thame 6 miles
- Oxford 23 miles

The Land

Extending to approximately 27 acres as a whole, the land comprises two parcels of arable land, with a small area of woodland, extending to approximately 0.4 acres, which forms a natural boundary separating the two arable parcels. The topography of the land is generally level, and the soil is classified as Grade 3 and is described as being lime-rich loamy and clayey soils.

The land has been utilised for agricultural purposes, and provides the opportunity to continue farming as is but also holds potential for amenity and natural capital purpose and the incorporation of further environmental management schemes.

The land benefits from good road frontage from Ford Road which provides access to the southern boundary.

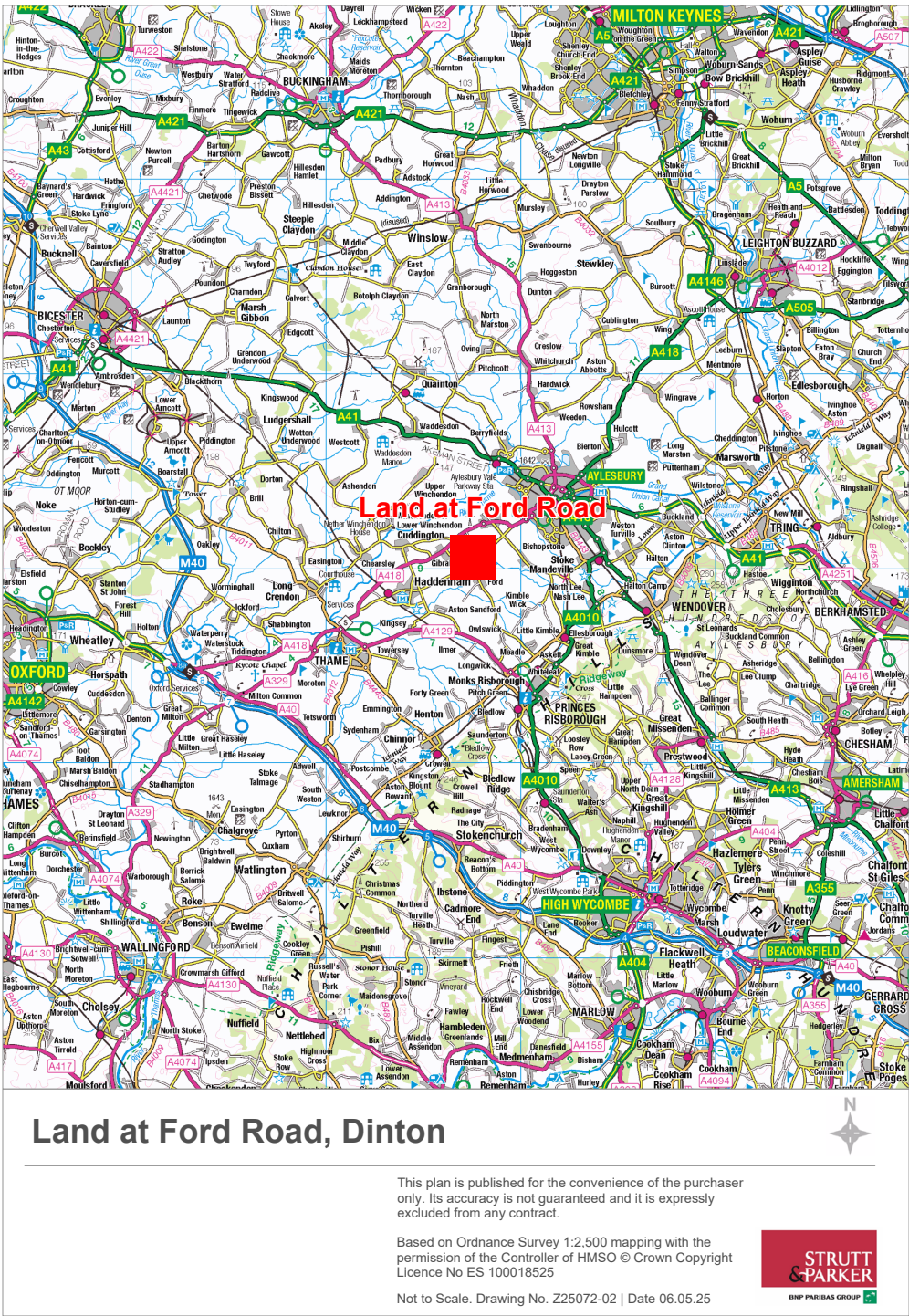
General

Method of sale: The land off Ford Road is offered for sale as a whole by private treaty.

Wayleaves, easements and rights of way: The property is being sold subject to and with 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 quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Designations: The land lies within a Nitrate Vulnerable Zone (NVZ) and is within Flood Zone 1, with a low probability of flooding. We are not aware of any other designations affecting the land.

Holdover: A period of holdover may be required to permit the harvesting of all growing crops, subject to the timing of completion. Further information is available from the vendor's agent.





Sporting, timber and mineral rights: All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

Environment Schemes: The land is entered into a Mid-Tier Countryside Stewardship scheme which terminates on 31st December 2025. The land is subject to a low-level Sustainable Farming Incentive agreement which is due to expire in 2027. Further details are available from the selling agent.

Services: We have not been made aware of any services connected to the land.

Covenants and/or restrictions: There are restrictions/ covenants listed on the Land Registry Title deed. Further details are available upon request from the vendor's agent.

Fixtures and fittings: All items usually regarded as fixtures and fittings and equipment are specifically excluded from the sale.



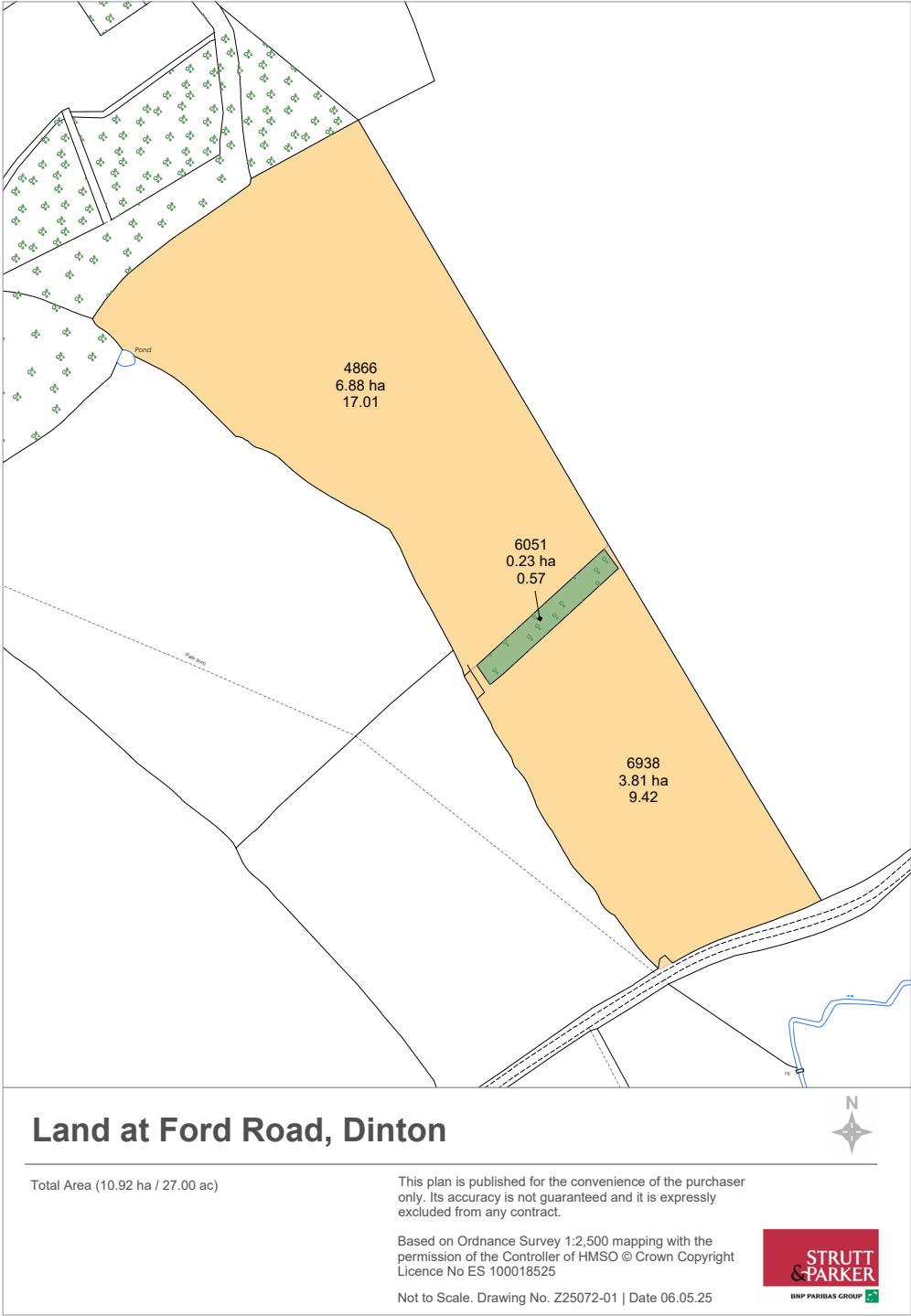
Local Authority: Buckinghamshire Council (www.buckinghamshire.gov.uk)

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and safety: Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the machinery and road.

Solicitors: Horwood & James, 7 Temple Square, Aylesbury, HP20 2QB

Postcode: HP17 8UZ
What3Words ///village.emeralds.canoe





Directions

From Aylesbury, take the Oxford Road (A418) west towards Hartwell, then continue onto Portway Road and then onto Ford Road. The land is directly on the right-hand side of Ford Road. Nearest postcode: HP17 8UZ

Viewing

Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Oxford 01865 692303

Oxford

201-203 Banbury Road, Oxford, OX2 7AR

01865 692303

oxford@struttandparker.com
struttandparker.com

Over 50 offices across England and Scotland,
including Prime Central London

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