



Land at Stratford Lane, Wootton, Woodstock, Oxford

About 45 acres of mixed grassland and woodland with road access and river frontage, situated on the edge of popular village.

Wootton 1.8 miles, Woodstock 1.9 miles, Oxford 11.2 miles

Productive grassland | Woodland | Road access | Edge of village location | Bordering the River Glyme

About 45.69 acres (18.48 ha) in total

Available as a whole

Guide Price £650,000

Situation

Set around the River Glyme and surrounded by stunning Glyme Valley countryside, Wootton (by Woodstock) has a thriving community spirit and a number of day-to-day amenities. The market town of Woodstock offers comprehensive high street and more extensive shopping, service, leisure and educational facilities. Oxford, Bicester and Banbury all provide more extensive amenities. Communications links are excellent: the A44 and M40 connect to major regional centres and the motorway network, Tackley station offers regular services to Oxford, Banbury and London. Locally there is good access to a number of footpaths and bridleways.



The Land

The land has historically been used for livestock grazing and is a mix of native grassland species, classified as Grade 3 and 4 soils. The land to the north of Stratford Lane comprises two separate areas of fenced, managed woodland, expansive mixed grazing, established hedgerows and bank access to the River Glyme. To the south of Stratford Lane, the land follows the river on both sides and is more rolling in nature. Both areas of land have gated vehicular access from the road.

The land has historically been grazed by cattle on a grazing agreement. There is no grazing agreement currently in place.

The land is well suited to livestock grazing and the river has potential for angling; the River Glyme is a tributary of the Evenlode and later feeds into the ornamental lakes of Blenheim Palace. It is renowned for its mayfly hatch and has produced specimen trout over the years.

There are a good number of wild flowers such as orchids and cowslips. Fauna include badgers, deer, swans, egrets, herons and there is also a pond. The area is ideal for promoting biodiversity.

A footpath crosses the land, connecting Stratford Lane to Wootton village and the wider network of footpaths and bridleways.

Farming

The land has been grazed regularly by cattle owned by a local farmer. This was covered by 10 month grazing agreements; there is no grazing agreement in place at the moment. There are no ongoing commitments.

Woodland

The woodland extends to approximately 9.78 acres (3.96 hectares), and comprises two blocks north of Stratford Lane, and one to the south. The woodland offers good sporting and amenity use.

Sporting, timber and mineral rights

The land has been used for shooting and fishing. All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.



General

General Method of sale: The land at Woodstock is offered for sale as a whole by private treaty. Subject to the leases, licenses and agreements outlined below. Further details are available from the vendor's agent.

Services: We understand there are no services connected to the land.

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. Further details are available from the vendor's agent.

Gauging Station: The Gauging Station is subject to a lease with the Environment Agency. Further details are available from the vendor's agent.

Overage: The Vendor intends to sell the land subject to an overage. Further details are available from the Vendor's agent.

Local Authority: West Oxfordshire District Council.

Right of Access: A public footpath crosses the land. Further details are available from the vendor's agent. The Vendors will retain a right of access to the land to visit a memorial. Further details are available from the Vendors agent.

Designations: The land lies within The Cotswolds National Character Areas. Part of the land lies within Flood Zone 3. The land is within a Nitrate Vulnerable Zone (NVZ).

Planning: We are not aware of any current or outstanding planning application in respect of the property.

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.

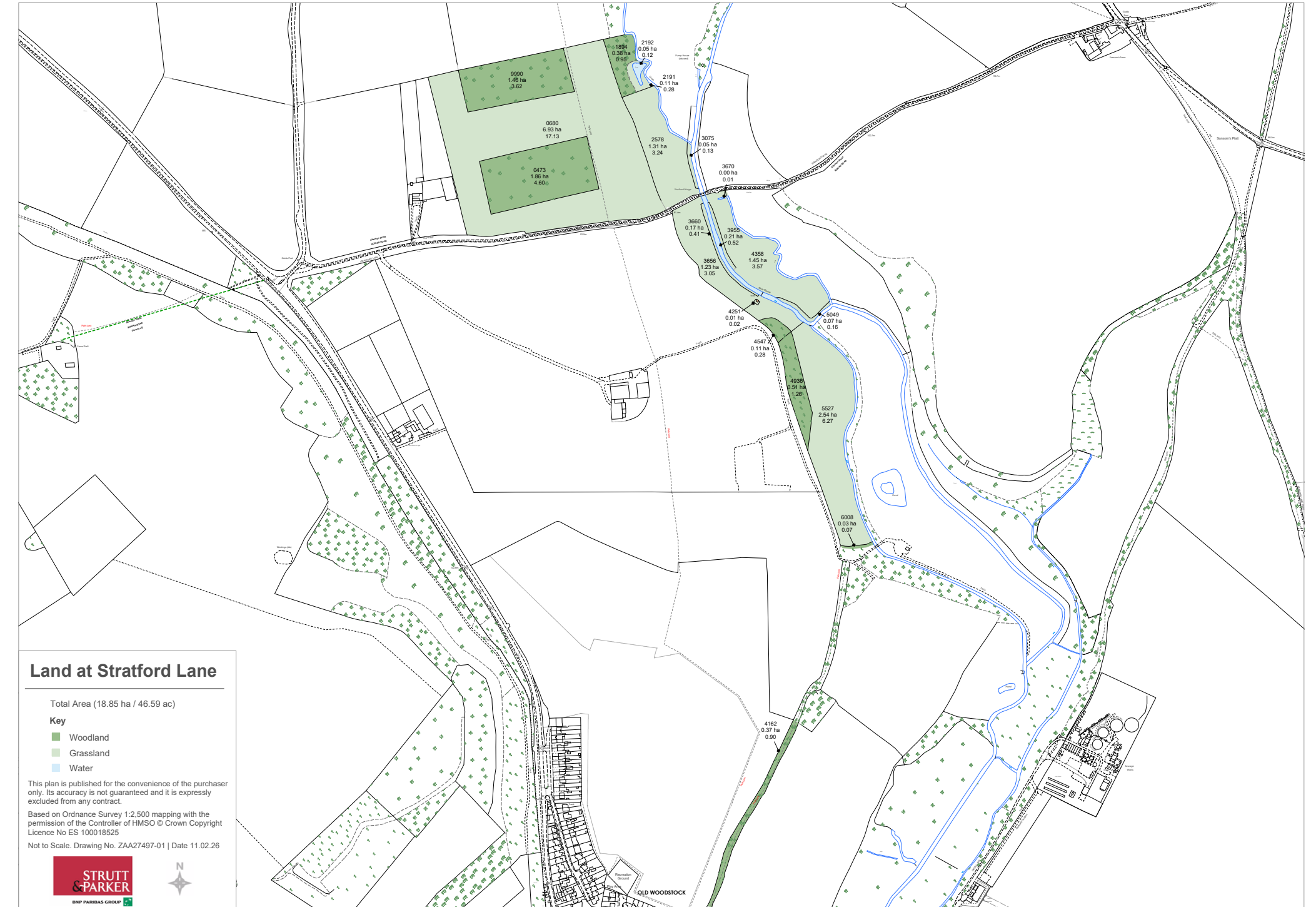
Health and safety: Given the potential hazards of farmland we ask you to be as vigilant as possible when making your property inspection for your own personal safety. Viewing by appointment only.

Postcode: OX20 1EP

Directions: From the A44 heading north, turn right, signposted Wootton/Field Barn. Turn immediately right onto Stratford Lane and after 0.4 miles the land will be seen on either side of the road.

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Viewing: Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Oxford 01865 366640.





Oxford

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