

For Sale by Informal Tender

196.85 acres (79.67 hectares)

Mainly Arable Land at
Manor Farm, West Challow
Oxfordshire

Available as a whole or in 2 lots

Informal Tender Date: 12th October 2018

JOINT AGENTS:



For Sale

About 196.85 acres including 167.62 acres of arable land and 29.23 acres of permanent pasture mostly level or gently undulating. Located 2 miles from the town of Wantage offering good transport links via the A417. The land primarily consists of lime-rich loamy soils shown outlined in red on the plan overleaf.

Lotting

Lot 1: 128.16 acres incl 113.98 acres arable land and 14.18 acres pasture

Lot 2: 68.69 acres incl 53.64 acres arable land and 15.05 acres pasture

Both pasture fields have been cultivated as defined for Cross Compliance purposes. The vendor believes they could be ploughed.

Access

Both lots benefit from good access directly from the B4001 at the points shown with blue circles on the plan overleaf. Lot 1 on the west edge of Challow Station and Summerbees field parcels marked with a blue circle on the plan on the overleaf.

Viewing

During daylight hours carrying these particulars.

Sporting & Mineral Rights

The Sporting Rights are in hand and included in the sale.

The Mineral Rights are held by a previous owner and excluded from the sale. To the best of the vendor's knowledge there are no viable minerals under the land.

Method of Sale

The property is offered for sale as a whole or in 2 lots. Written offers are to be sent to WebbPaton's office by 12:00pm on Friday 12th October 2018 in a sealed envelope marked "Land at Manor Farm Informal Tender" or emailed to mark@webbpaton.co.uk or matthew.green@greenand.co.uk.

Tenders should state an exact sum offered, the identity of the bidder and how the purchase would be funded. The vendor does not undertake to accept the highest or any offer.

Water

Water supplies are believed to be available in the highway adjoining both Lots. Purchasers should to make their own enquiries.

The existing supplies to Top Garlands and Long Field will be disconnected.

Basic Payment Entitlements

The Entitlements will be available at market value in addition to the purchase price.

Environmental Schemes

The Land is not in a stewardship scheme.

Ingoing Valuation

The purchaser will pay for all crops and cultivations at a figure assessed on normal CAAV principles by the Vendor's agent, if appropriate including enhancement.

Schedule

<u>NAME</u>	<u>LOT</u>	<u>HECTARES</u>	<u>ACRES</u>
Challow Station	1	8.82	21.79
Carters	1	5.31	13.12
Common Fields	1	9.68	23.92
16 Acres	1	6.63	16.38
Brickiln Field	1	9.47	23.40
Top Garlands	1	5.74	14.18
Garland 1	1	6.22	15.37
TOTAL	1	51.87	128.16
Longfield	2	6.09	15.05
9 Acres	2	4.01	9.91
Summerbees	2	10.10	24.96
The Marsh	2	7.60	18.78
TOTAL	2	27.80	68.69

For Sale

Land at Manor Farm, West Challow, Oxfordshire
196.85 acres of mainly arable farmland

webbpaton

For Sale by Informal Tender

196.85 acres (79.67 hectares) of Farmland
Freehold with Vacant Possession

Location & Directions

The land is located about 2 miles west of Wantage on the north west edge of West Challow village.

Head north-west from Wantage on the A417 turning left onto the B4001 immediately before crossing the railway.

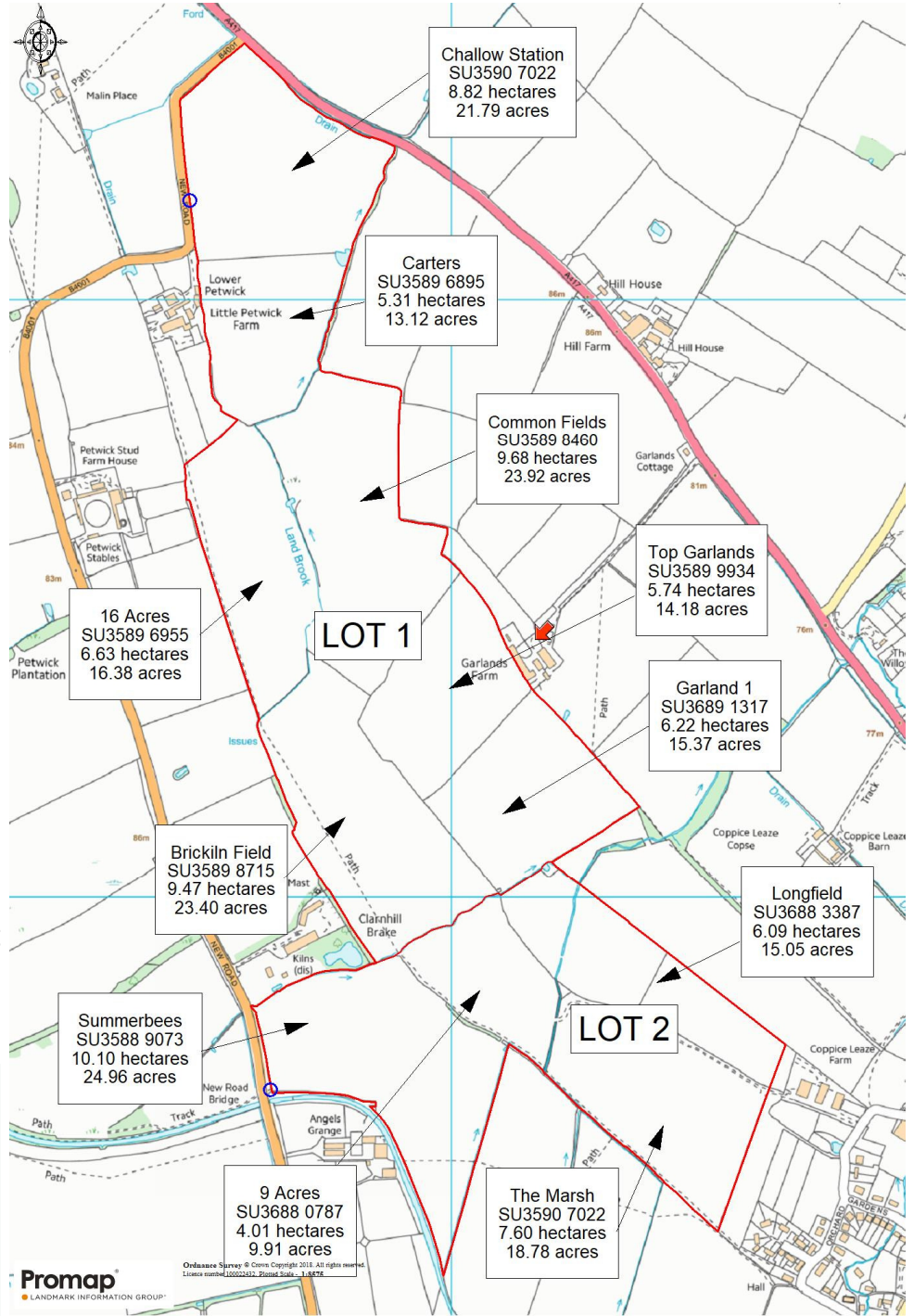
The access to Lot 1 is after about 300 yards and to Lot 2 about 1 mile further on.

Rights of Way

There is one bridle way and two footpaths that run across the land at Manor Farm. The bridle way runs along the south west boundary and through the southern part of Summerbees field. One footpath runs along half of the east boundary of Garland 1 field and the other runs through the majority of the land. These routes are shown on the plan.

Enquiries

All enquiries should be made to the joint agents
- George King or Mark Webb at WebbPaton on 01793 842055 or
- Matthew Green at Green & Co on 01235 773408.



IMPORTANT NOTICE

WebbPaton for themselves and the vendors or lessors of this property whose agents they are give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.

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