



LAND AT AVON DASSETT, Nr Banbury, Warwickshire



LAND AT AVON DASSETT, WARWICKSHIRE, CV47 2AL

- 4.85 Acres (1.96 Hectares)
- Pasture and Woodland
- Road Frontage

LOCATION

The village of Avon Dassett is situated some 7 miles to the north of Banbury in the county of Warwickshire.

Lot 1 – 3.56 Acres (1.441 Hectares) known as “Moat Close”
Pasture Paddock with belt of mature trees and pond. Located on the western side of the village and accessed via the right of way shown coloured brown on the attached plan.

Lot 2 – 1.29 Acres (0.523 Hectares) known as “Mill Plantation”
Block of mature woodland on northern side of village. Located to the eastern side of the Fenny Compton road on the northern side of the village, see plan.

TENURE & POSSESSION

The property is offered freehold and Vacant possession will be given upon completion.

BASIC PAYMENT SCHEME

There are no Basic Payment Scheme Entitlements included in the sale of the property.

SPORTING RIGHTS, MINERALS AND TIMBER

These are included in the sale so far as they are owned, subject to statutory exclusions.

VALUE ADDED TAX

Should any sale of the land, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to the contract price.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is offered for sale subject to all existing rights, including rights of way, whether public or private, light, support, drainage, quasi easements and all wayleaves whether referred to or not in these particulars. In particular; Lot 1 is accessed via right of way which is shown coloured brown on the plan.

BOUNDARIES

The boundary marked A-B on Lot 1 is unfenced.

PLANS, AREAS AND SCHEDULES

These have been prepared as carefully as possible and are based on the Ordnance Survey National Grid 1:2,500 and 1:10,000 scale plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

VIEWING

By appointment with the Vendor's Agents Brown & Co – 01295-273555. Contact: David Thorpe

GENERAL REMARKS & STIPULATIONS

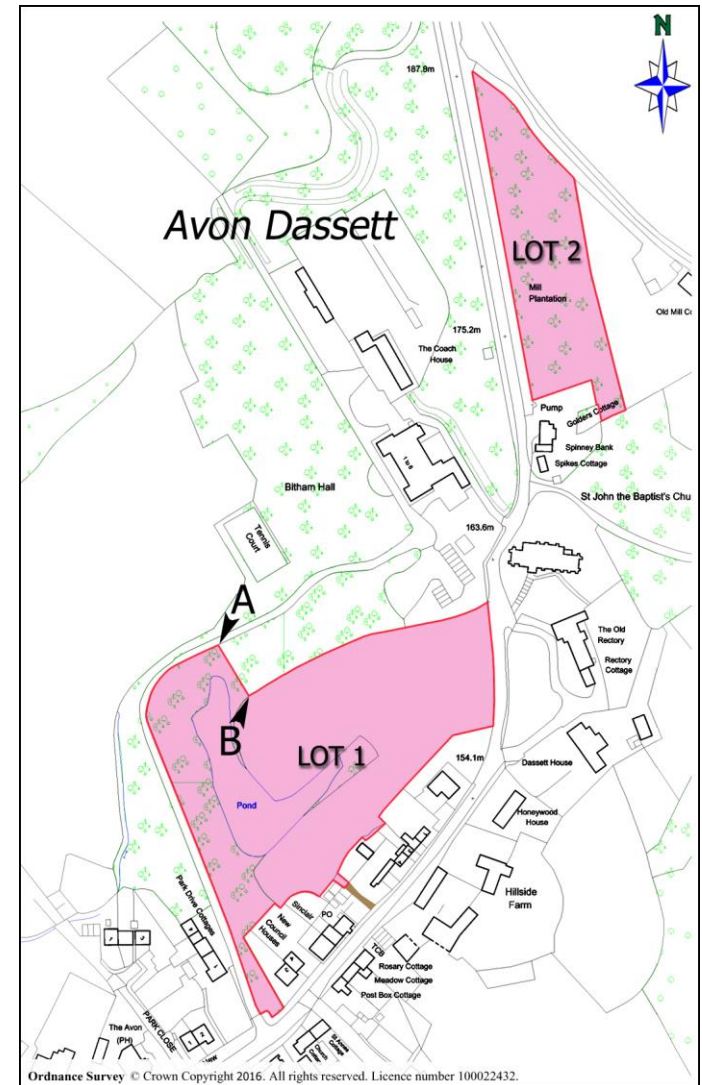
These particulars are subject to Contract.

CLAWBACK

The properties will be sold subject to a Clawback of 30% of any uplift in value as a result of the grant of planning consent for either residential or commercial use payable upon disposal or implementation. This provision will run for 30 years.

METHOD OF SALE

The property is offered for sale by private treaty in two separate lots as indicated. These particulars are subject to contract.



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granita Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.