



LAND AT LITTLE YEAT, Bicester Road, Woodham, Aylesbury



LAND AND BUILDINGS AT LITTLE YEAT, Bicester Road, Woodham, HP18 0QH

DESCRIPTION

The land comprises of 9.08 hectares (22.44 acres) of productive pasture and buildings.

The property includes a small steading with a substantial pond off the southern boundary.

BUILDINGS

2 (no) X 4-bay Covered Yards (60' x 80' overall) constructed of steel portal frames under a pitched roof. The exterior cladding comprises of concrete block retaining walls and concrete floors. There is a former generator house off the north side.

Traditional Barn (former Milking Parlour) (81' x 19'6") being a timber framed building with a pitched roof. The exterior cladding comprises of feather-board over dwarf brick walls with a stone floor.

2-bay Pole Barn (40' x 60' overall) with lean-to's off either side. It has a chalk floor.

There is a static caravan on site, formerly used as a farm office.

The property includes 2 (no) pasture enclosures and the overall property extends to in excess of 22 acres.

LOCATION

The land is located to the south of the A41 at Woodham. The postcode to the property is HP18 0QH. Woodham is located approximately 8.90 miles to the north west of the town of Aylesbury and approximately 8.70 miles to the south east of the town of Bicester.

The block of land with buildings is to the south of the A41 at Woodham. Access to the property is taken down a right of way between Little Yeat Farm (south east) and the Mazda Garage (north west). The access comprises a historic avenue of trees leading formerly to Wotton House (away to the south west).

SERVICES AND OUTGOINGS

The property has mains water and electricity.

TENURE & POSSESSION

The property freehold is for sale with vacant possession.

AUTHORITY

Aylesbury Vale District Council- 01296 585858

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, water, gas, electricity supplies and mineral rights, easement quasi- easements or wayleaves whether or not referred to in these particulars.

VIEWING

Strictly by appointment with the vendors agents.

Brown & Co
Castle Link
33 North Bar Street
Banbury
Oxfordshire
OX16 0TH

CONTACT

Tom Birks
Tel: 01295 273555
Email: thomas.birks@brown-co.com

METHOD OF SALE

The property is offered for sale by private treaty as a whole. These Particulars are subject to contract.

PLANS

The plans included with these particulars are for identification purposes only and shall not form part of any contract For Sale.



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