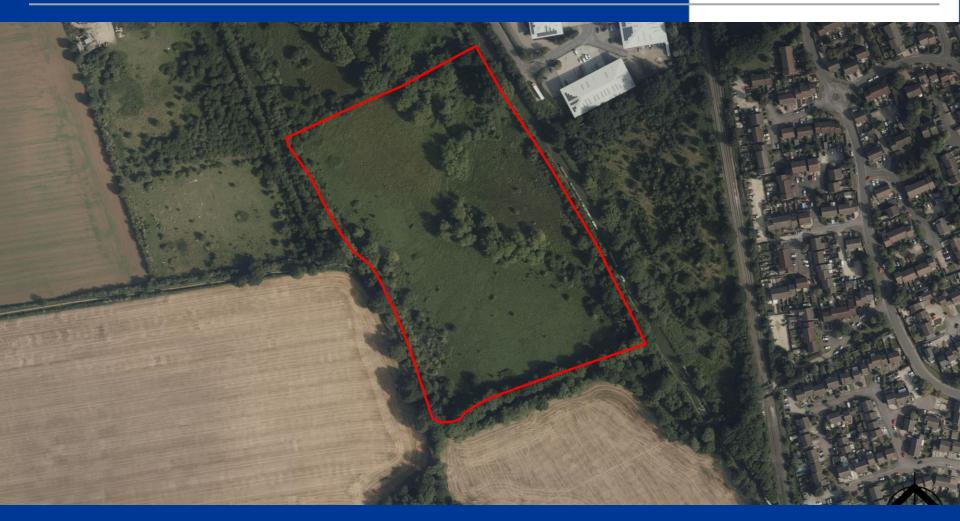
# 12.6 Acres of Rural SSSI Land For Sale





UNIT 1, RUSHY MEADOWS SSSI, BEGBROKE LANE, KIDLINGTON, OXON, OX5 1SL



#### LOCATION

The property is located to the north and east of Begbroke Lane, a track, designated as a Restricted Byway, in the village of Begbroke, near Kidlington in Oxfordshire. Oxford is approximately 8km to the south and the A44 is approximately 750m to the west. The Village of Kidlington is immediately to the west, separated from the property by a railway line.



## **DESCRIPTION**

The property comprises a field extending to 12.6 acres (5.1 Ha). The property's shape is broadly of rectangular form. The land is designated as a Site of Special Scientific Interest (SSSI).

The title boundary illustrated in these particulars is from the Edozo maps autopolygon features which superimposes HMLR data over OS digital mapping levels. The agents have not had the opportunity to check this against title documents.

Various sources indicate a surface water drainage course bisects the property.

#### **TENURE**

The unit is held freehold under title number ON290955.

A copy of the Land Registry office copy can be provided upon request.

#### **EPC**

The property does not include any internal accommodation and consequently there are no areas to asses for energy efficiency, and an EPC is not required for the purposes of the sale.

#### **BUSINESS RATES**

We are not advised on any assessment for business rates.

# PLANNING & ENVIRONMENTAL REGULATIONS

Rushy Meadow, of which unit 1 is part, is designated in the Cherwell Interactive Policies Map as the following:

- Conservation Target Area
- SSSI
- Green belt
- NERC Act \$41 Habitat site

The site also features on the Defra and Natural England websites where further details of the restrictions attaching to the site and further details of its designation can be obtained. Some further details on the matter are also available from the agents.

#### **LEGAL COSTS**

Each party is to bear their own legal costs.

#### BASIC PAYMENT SCHEME

Further details available from the vendor's agent.

## **GUIDE PRICE**

The property is offered for sale by private treaty.

Offers are invited for the freehold interest.

#### **VIEWINGS**

Interested parties should register with the sole agents, Hilco Global Real Estate Advisory. We recommend the property be approached via the west, and not via the east, over the unmanned railway level crossing.

#### **VAT**

The vendor's enquiries are ongoing however initial indications are that the property is not elected for VAT.

# **CONTACTS:**

For further information please contact:

Ed Jeffery MRICS

07923 221212

ejeffery@hilcoglobal.eu

Will Garrood

07720 160361

wgarrood@hilcoglobal.eu

Misrepresentation Act - Hilco Global Real Estate Advisory is a department of Hilco Valuation Services. Hilco Valuation Services gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Hilco Valuation Services has any authority to make any representation or warranty whatsoever in relation to this property. Hilco Valuation Services is the trading name of Hilco Appraisal Limited incorporated in England and Wales with registered number 04703331. Its registered office is 11 Ironnonger Lane, London, EC2V 8EY. Subject to contract.