

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 assess 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 S41 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 Garrod

07720 160361

wgarrod@hilcoglobal.eu