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BROWN & CO



LAND OFF ROUNDHILL ROAD AND MARCH ROAD, MOLLINGTON, BANBURY

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Productive Arable Land Adjacent to the Village

- Approximately 21.50 Hectares (53.15 acres)
 - Good Road Access
 - Strategically Located

For Sale by Private Treaty



LOCATION

The land is located to the north and west of the village of Mollington. The property has good access from March Road and Roundhill Road. The town of Banbury is approximately 5 miles to the south and the town of Southam is approximately 10 miles to the north.

The location plan within these details shows the exact position of the land.

DESCRIPTION

The property comprises approximately 21.50 hectares (53.15 acres) in 4 separate enclosures.

Lot 1 – 20.20 hectares (49.93 acres) of arable land which is north and west of the village of Mollington

Lot 2 – 1.30 hectares (3.22 acres) in a single enclosure of pasture to the west of the village which would lend itself to be a potential pony paddock (subject to planning).

TENURE AND POSSESSION

Freehold with vacant possession on completion.

SPORTING, MINERAL AND TIMBER RIGHTS

All sporting rights are included as far as they are owned within the freehold title.

BASIC PAYMENT SCHEME

The Basic Payment Entitlements relevant to this land are held by the outgoing tenant but will be transferred to the purchaser on completion. The purchaser to indemnify the outgoing tenant against any cross compliance breach for the remainder of the 2017 claim year.

The outgoing tenant retains the benefit of the 2017 claim.

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, easements, quasi-easements or wayleaves whether or not referred to in these particulars.

Two footpaths are found on the property.

- Traversing north of field 3737
- Running along the northeast boundary of field 0071

SERVICES

No services are connected to the land.

VIEWING

Viewing is strictly by appointment with the Vendor’s Agent.

SELLING AGENT

Brown & Co
Castle Link
33 North Bar Street
Banbury
Oxon
OX15 0TH

Tel: 01295 273555

Email: tom.birks@brown-co.com

or

Email: david.thorpe@brown-co.com

GENERAL REMARKS AND STIPULATIONS

These particulars are subject to contract.

METHOD OF SALE

The property is offered for sale by private treaty as a whole or in lots with vacant possession on completion.

PLANS

Plans included within these particulars are for identification only and shall not form part of any contract or agreement for sale.

ACCESS

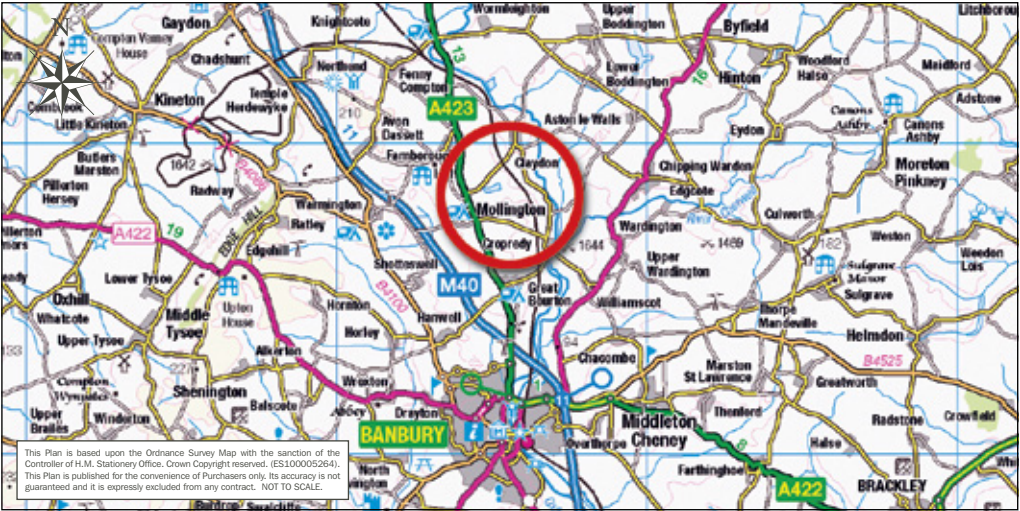
The land is accessed via the public highway from Roundhill Road and March Road.

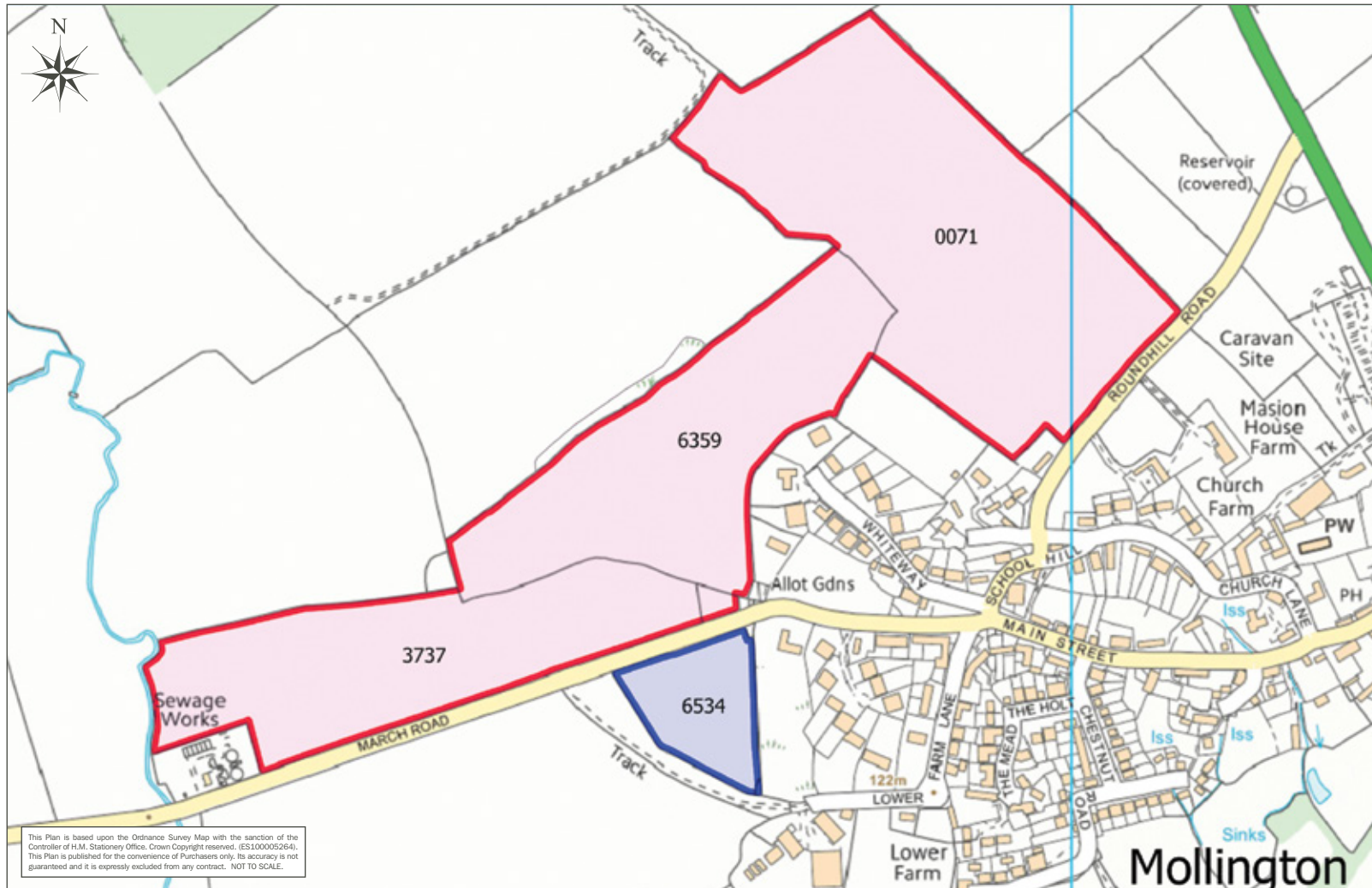
DEVELOPMENT CLAWBACK

The vendor reserves the right to receive 30% of any uplift in value in the event that planning permission is granted for a non-agricultural use within a period of 50 years from completion of this sale.

SCHEDULE

Lot 1 Field Numbers	Hectares	Acres
3737	5.42	13.40
6359	5.67	14.01
0071	9.11	22.52
Total	20.20	49.93
Lot 2 Field Number	Hectares	Acres
6534	1.30	3.22
As a Whole	21.50	53.15





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 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. Any person inspecting the property does so entirely at their own risk. 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: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in July 2017.