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01727 817479

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LAND FOR SALE IN WANTAGE, OXFORDSHIRE

LAND ON HYDE ROAD, NORTH DENCHWORTH, WANTAGE, OX12 0DW

PADDOCKS AND GRAZING LAND FOR SALE WELL SITUATED IN THE VALE OF THE WHITE HORSE NEAR LAMBOURN, OXFORD AND THE M4 MOTORWAY



A superb opportunity to own up to 11.6 acres of grazing land, divided into 3 productive grass paddocks. The land is mainly bordered with new post & rail fencing and, in part, by a high sheltering hedge.

The land benefits from secure, gated access and mains water is connected to each paddock via a single mains water pipe. Each paddock will have the right to take water from the existing metered main, subject to a sub-meter.

Stabling has been erected in nearby fields, housing numerous horses and creating a perfect setting for your horse.

These paddocks are situated in the Vale of the White Horse, an area of strong and historical equestrian interest, with several gallops, stables, riding schools, bridleways and racecourses close by.

The site is available freehold as a whole or in lots.

Lot 1: 4.72 acres SOLD
Lot 3: 3.26 acres SOLD

Lot 2: 3.62 acres Guide Price: £32,000

LOCATION

- ◆ 0.7 miles to Denchworth
- ◆ 1.1 miles to Charney Bassett
- ◆ 1.6 miles to Grove
- ◆ 3.2 miles to Wantage Town Centre
- ◆ 6.3 miles to Farringdon
- ◆ 7.3 miles to Abingdon
- ◆ 8.9 miles to Didcot
- ◆ 9.4 miles to Lambourn
- ◆ 11.5 miles to Oxford
- ◆ 15.4 miles to Swindon
- ◆ 16.9 miles to Newbury
- ◆ 23.8 miles to Reading

Wantage is a town in the Vale of the White Horse, near the Thames Valley, the UK's fastest growing region, with the average economic growth well ahead of the national average.

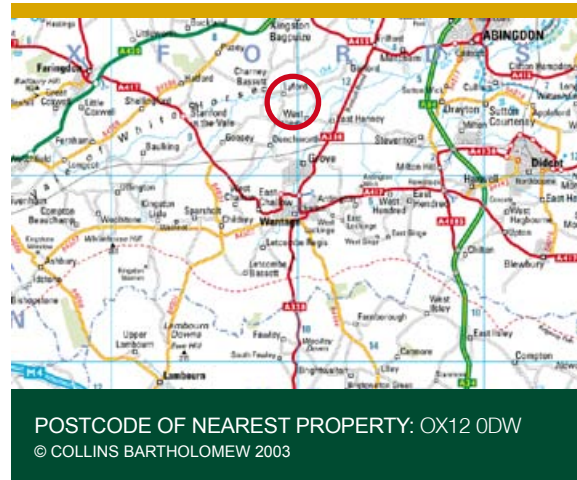
The nearby village of Grove is best-known as the home of the Williams Formula One constructor. It has lately been a site of housing development, massively increasing in size and almost merging with the nearby town of Wantage. It is now the largest village in the district.

The town of Didcot has been designated as one of the three major growth areas in Oxfordshire with the Ladygrove development set to double the number of dwellings in the town.

Reading is easily reached by road or rail and boasts the title of the largest town in England. It is an important commercial centre and a university town, with two universities and a large student population.

Farringdon, Abingdon and Swindon are all close by.

The A338 is a major trunk road that runs from Bournemouth through Wantage. It connects the site with the M4 motorway that links London with Wales and the major towns of Reading, Swindon, Bristol, Newport, Cardiff and Swansea.



TRAVEL

- ◆ 1.9 miles to the A338
- ◆ 8.7 miles to Appleford Train Station
- ◆ 12.6 miles to Junction 14 of the M4

* Journey Times: 4 mins to Didcot; 14 mins to Oxford; 29 mins to Reading; 43 mins to Swindon; 1 hr to London Paddington

METHOD OF SALE

The land is available freehold by private treaty and sold with vacant possession.

LOCAL AUTHORITY

Vale of White Horse District Council
The Abbey House
Abingdon
OX14 3JE

Oxfordshire County Council
County Hall
New Road
Oxford
OX1 1ND

ACCESS

Gated access is off Hyde Road where there is an area of hardstanding that provides a secure and safe place to pull off the main road. From here, a fenced access strip leads to gated entrances to each of the paddocks.

THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes and distances are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.

EQUESTRIAN

Wantage is located at the foot of the Berkshire Downs in the Vale of the White Horse district, amidst prime horse racing country. There are gallops at Black Bushes and nearby villages with racing stables.

The district's southern border roughly approximates the Ridgeway Path; one of fifteen long-distance National Trails in the UK, ideal for walking, cycling and horse riding through the finest landscapes in England. Close to the Ridgeway lies the internationally-renowned and historic Uffington White Horse.

There are further attractions for the racing enthusiast. The nearby town of Newbury is home to one of England's major racecourses. Further a field lays the wealthy town of Cheltenham, home of National Hunt racing; the highlight of the season being the prestigious Cheltenham Festival.

The village of Lambourn lies at the heart of the valley of the racehorse and is best known as a major centre of horse racing, with many major stables and varied turf and all-weather gallops situated in and around the village. There are over 2,000 horses in training in the Lambourn valley.

HOUSING

Wantage is developing and changing. In recent years 4 or more significant housing developments have been constructed bringing large increases in population to the town. At least one development (including the new health centre) has been on a Greenfield site adjacent to the A338.

PLANNING

The land is designated within the Greenbelt and any development would be subject to planning permission.



LAND VALUES

English farmland values rose by 3% in the fourth quarter of 2009 taking annual growth to 6.8%, according to the latest results of the Knight Frank Farmland Index.

Farmland prices increased by 164% during the last decade, compared with growth of 37% for prime country houses, 113% for prime residential property in Central London and a 22% drop in the value of the FTSE 100 share index.

The amount of farmland publicly advertised for sale in 2009 fell by almost 30% and this shortage of supply is helping to push up values as demand remains buoyant.

Farmland values are predicted to continue increasing this decade and could double in value again.

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VIEWING

To arrange a site visit, please call 01727 817479



Fenced access strip leads to gated entrances to each of the paddocks