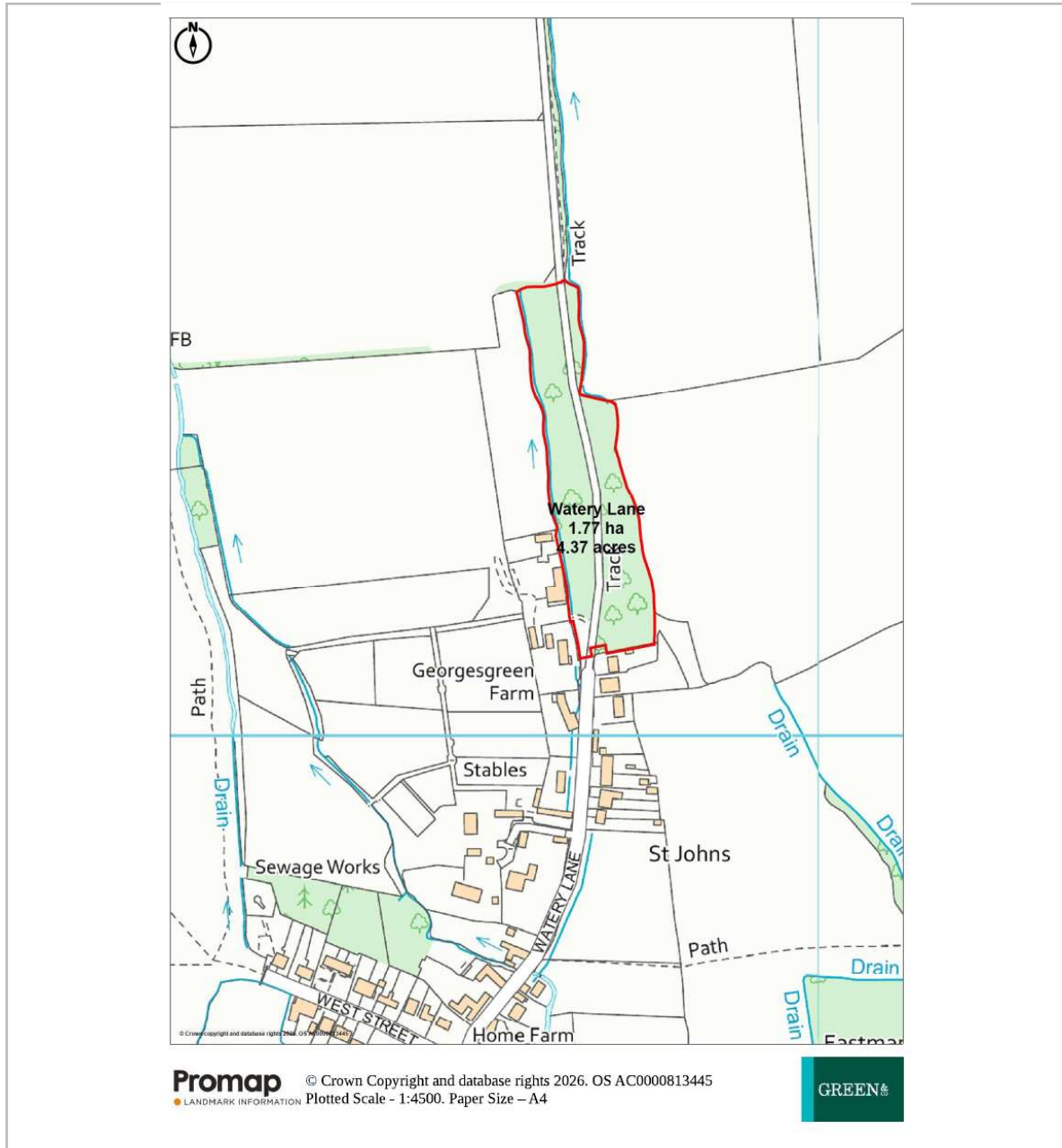


FOR SALE

**Agricultural Woodland
North of Watery Lane
Sparsholt, Oxfordshire
Asking Price £44,500**



Approximately 4.37 acres

A compact parcel of agricultural woodland in a rural position north of Watery Lane

Promap for identification only. The red edging is indicative and purchasers must verify the legal boundaries.

Land Description

An opportunity to acquire approximately 1.77 hectares (4.37 acres) of agricultural woodland situated immediately north of Watery Lane, on the rural edge of Sparsholt.

The land is shown edged red on the Promap and comprises an elongated parcel with established woodland and adjoining agricultural surroundings. It may appeal to neighbouring landowners, amenity purchasers, conservation interests or buyers seeking a manageable rural holding.

Purchasers should satisfy themselves as to the condition of the land, boundaries, access arrangements, drainage, sporting and mineral rights, and any restrictions or obligations affecting the title.

Key Features

- Approximately 1.77 ha (4.37 acres)
- Agricultural woodland
- Rural position north of Watery Lane
- Outlined red on the Promap
- Offered at an asking price of £44,500

Sale Details

PRICE

£44,500

AREA

1.77 ha / 4.37 acres approx.

LAND USE

Agricultural woodland

TENURE

To be confirmed by the seller's solicitor

VAT

Purchasers should seek confirmation

LOCAL AUTHORITY

Vale of White Horse District Council

Location

The land lies to the north of Watery Lane at Sparsholt, within the Vale of White Horse countryside and approximately 5 miles west of Wantage. The surrounding area is predominantly rural, with farmland, woodland and scattered residential and agricultural land.

The location is identified on the supplied Promap. Prospective purchasers should use the map and the agent's directions when arranging an inspection and should not enter the land without prior appointment.

Planning and Use

The stated use is agricultural woodland. Buyers must make their own enquiries regarding planning, environmental designations and the suitability of the land for any intended use.

Viewing

Strictly by prior appointment through Green & Co Commercial & Development Agency. Ref: JC

01235 763561

james.carroll@greenand.co.uk

IMPORTANT NOTICE: These particulars are intended only as a guide and do not form part of any offer or contract. Areas, distances and boundaries are approximate. The plan is for identification only and is not to scale. Green & Co has not verified title, access rights, services, soil condition, environmental matters or planning status. Prospective purchasers must rely on their own inspection and the advice of their solicitor and other professional advisers. No person in the employment of Green & Co has authority to make or give any representation or warranty in relation to the land.