



A useful 42 acre pasture/gallop field alongside the A338

Wantage 5 miles, Hungerford 8 miles, M4 (j14) 5 miles



A gently sloping field of pasture and gallops with a long road frontage, between Wantage and Great Shefford. Known as Sanfoin, the field has been used as a gallop and grazing for many years by Paul Cole, the racehorse trainer, and it is now being offered for sale as it is surplus to requirements.

The land is in the North Wessex Downs Area of Outstanding Natural Beauty, is classed as Grade 3, and is free draining lime rich loamy soil over chalk.

The field is fenced and watered. Access to the field is opposite Dog Kennel Lane (signed to Fawley).

A footpath crosses the southern end of the field, nearly following an overhead transmission line.

There are 17.3 Entitlements for Basic Payments.



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GENERAL REMARKS:

Method of Sale: The freehold is being offered for sale by private treaty.

Services: A private water supply from the neighbour to the east provides water.

Boundaries, Easements and Rights of Way: While the agents have made every effort to establish their existence, the Property is sold subject to all rights of way, other easements and wayleaves whether disclosed in these particulars or not. Note that: there is a public footpath, as shown on the map below; that the neighbour has the right to use an access along the northern boundary; and that an electricity supply crosses the field close to the line of the footpath. The vendor has treated the northern, southern and western boundaries as his own.

VAT: Any prices quoted are exclusive of VAT. In the event of VAT being chargeable, then this shall be payable by the purchaser in addition to the price. There has been no option to tax.

Basic Payments: The relevant Basic Payment Entitlements will be transferred to the purchaser after completion. The vendor will retain the 2020 payment unless otherwise stated.

Viewing

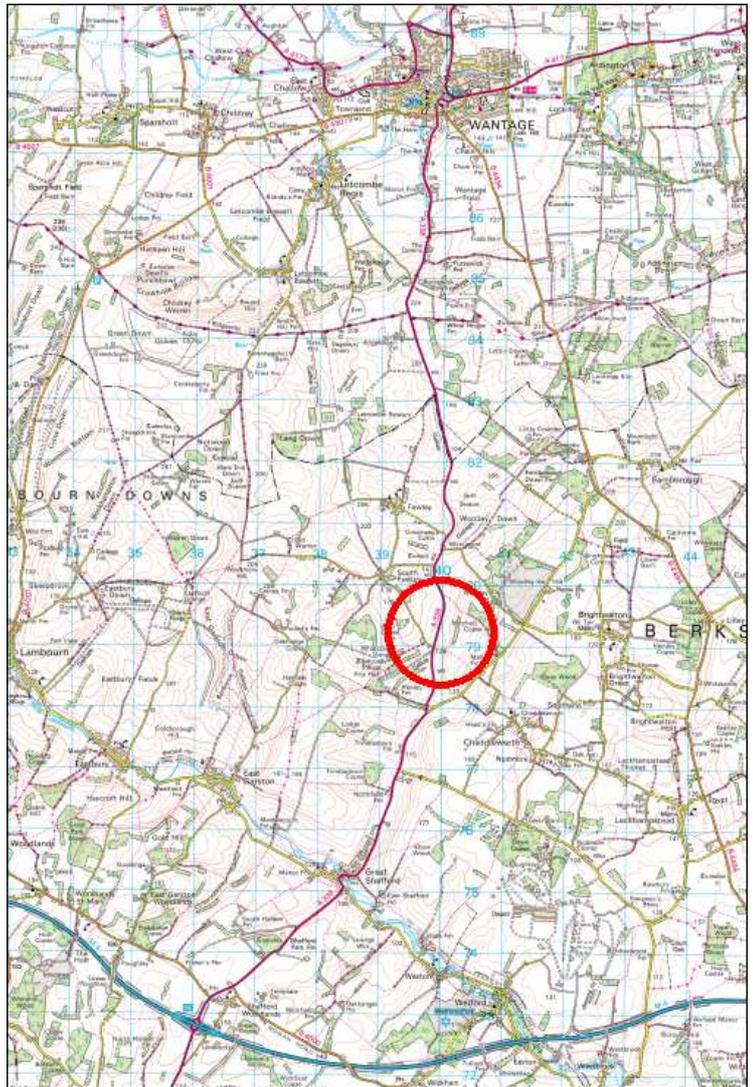
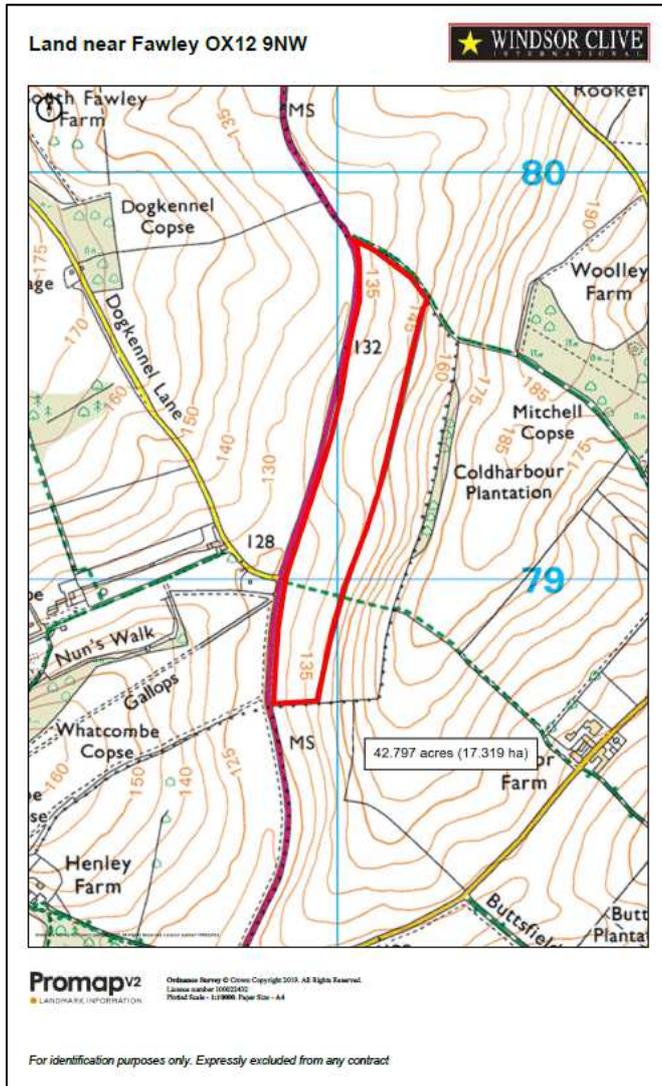
By appointment with the selling agents. While the field can be seen from the road, please call the agents on 01672 521155 if access to the field is required.

Directions Post Code: The nearest post code is OX12 9NW

From M4 junction 14, take the A338 towards Wantage. Go through Great Shefford and continue for 2.8 miles passing the right turns to Chaddleworth and then Woolley. Sainfoin is on the right opposite the turn to Whatcombe and South Fawley.

From Wantage, take the A338 for 5 miles towards Hungerford, passing the right turns to Fawley and South Fawley. The entrance to the field is opposite the next turn to Whatcombe and South Fawley.





IMPORTANT NOTICE

Windsor Clive International give notice to anyone who may read these Particulars as follows:

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract.
2. Any description or information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Windsor Clive International nor any of its employees have any authority to make or give any representation or warranty in relation to the property.
3. Any reference to alteration to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.
4. The plan included with these particulars is for identification purposes only and is based on the Ordnance Survey. Where revisions have been made by the Agents a full land survey has not been carried out, consequently where enclosures have been divided or altered, the position of the new boundaries together with the plotting of any new or altered building and any other information, whilst believed to be basically correct, are indicative only.