



Land at Asbury

Ashbury, Oxfordshire

**Carter Jonas**



# Land at Ashbury Shrivenham Oxfordshire

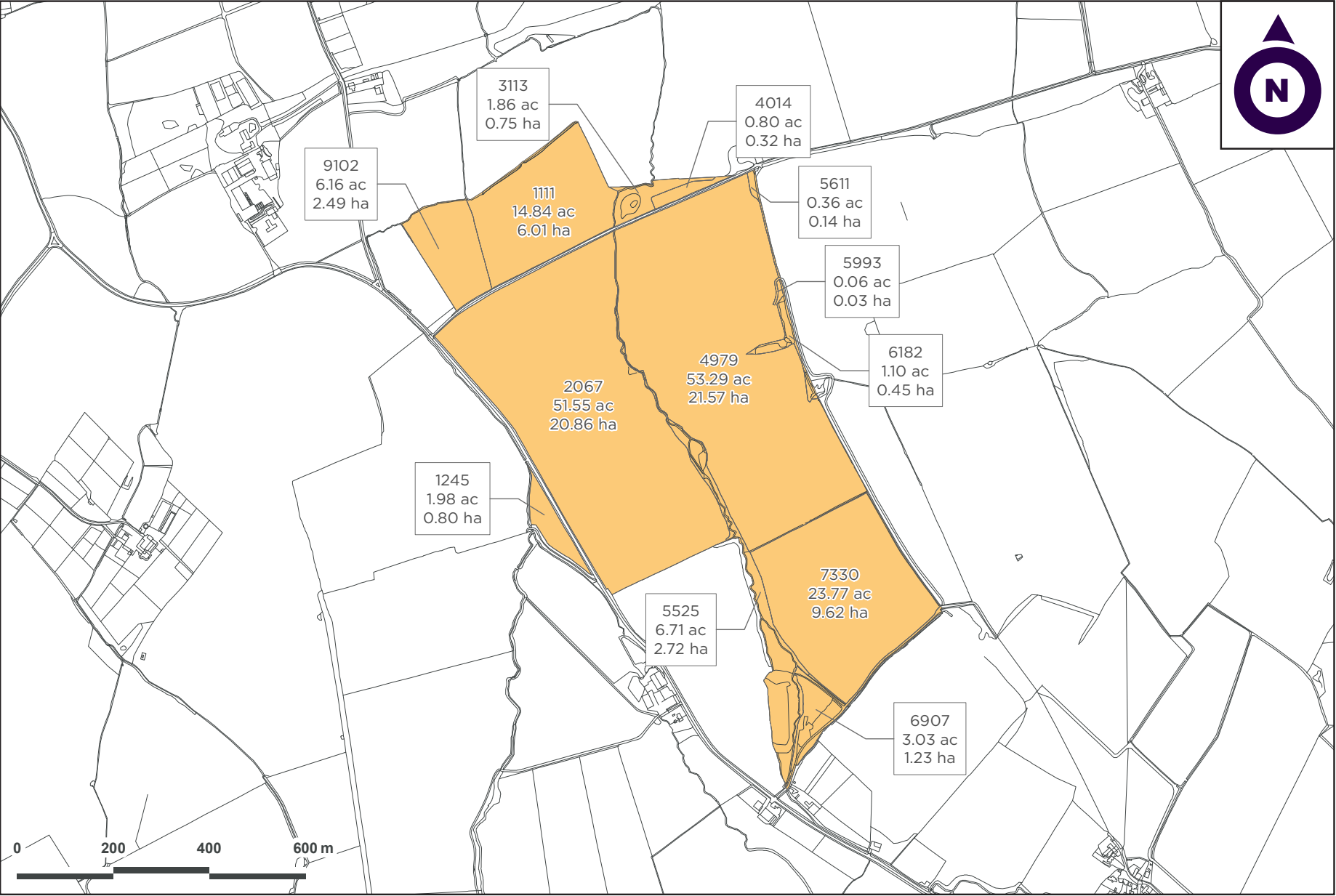
## A block of well located arable land in the Vale of the White Horse.

The property comprises a clock of mainly arable land in an established arable rotation. The land has access either direct from the road or via tracks and rights of way.

In all extending to about 165 acres (67 ha)

For sale by private treaty as a whole.

Carter Jonas



### Location

The property lies north of the village of Ashbury to the east of the B4000 and with access via a track to the south, north and road frontage on the western boundary.

### Land

Comprising a block of easily accessible farmland, predominately arable land, extending to 149.62 acres (60.55 ha). The land is base rich loamy and clayey being a mix of grades 2 & 3 and in a level block, suitable for grass or arable cropping. There are a small number of broadleaf woodland copses extending to about 11.71 acres (4.74 ha) together with an area of hardstanding used for storage and a stream running from north to south. There is a small triangular parcel of permanent pasture to the east of the B4000 extending to about 1.98 acres (0.80 ha). The land is accessible from the B4000 from both the north and south.

### Method of Sale

For sale by private treaty as a whole.

### Tenure & Possession

Freehold with vacant possession.

### Basic Payment Scheme

No Basic Payment Entitlements are included within the sale.

### Environmental Schemes

There is currently a Mid-Tier Countryside Stewardship agreement the land. Further detail available on request.

## Designations

The property is outside the North Wessex Downs AONB.

## Wayleaves, Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

There is a footpath to the south and a byway along the access track to the north.

## Services

There are no services connected to the land.

## Holdover & Early Entry

Completion is anticipated after harvest however holdover may be reserved to permit the harvesting of all growing crops at the point of completion or alternatively an Ingoing Valuation agreed between the parties for outright purchase. Early entry may be allowed at the purchasers own risk.

## Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agents nor vendor takes responsibility.

## VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any lot or part of the property or entitlements become a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

## Sporting Timber & Mineral Rights

Sporting, timber and mineral rights are included within the sale where available.

## Local Authorities

Vale of White Horse District Council  
[www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk)

## Viewings

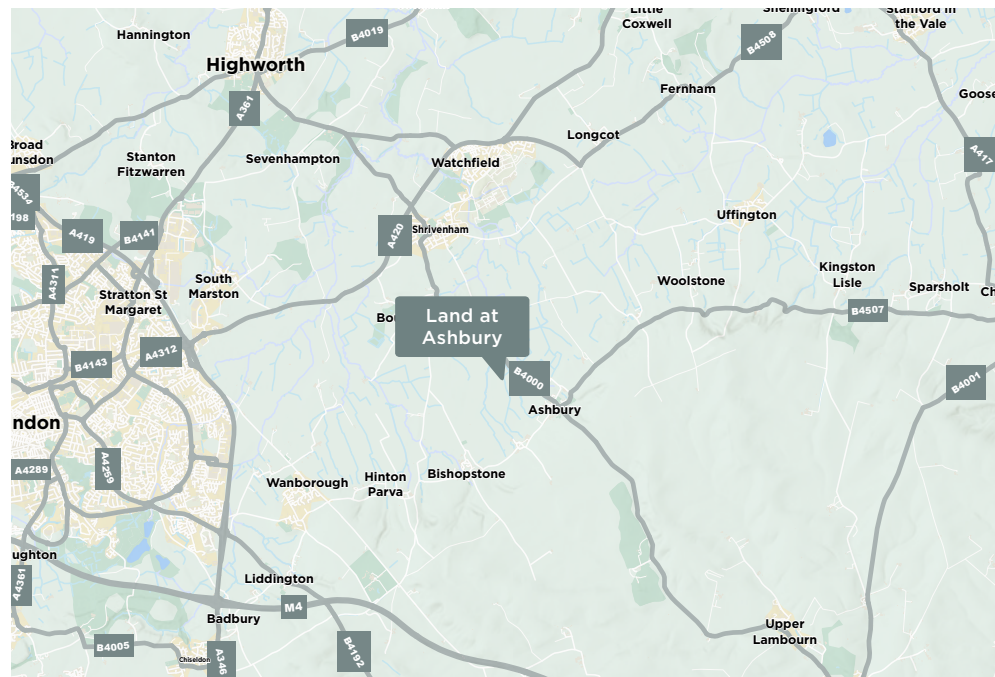
Whilst preference is for accompanied viewings where possible interested parties may view accessible parts of the property unaccompanied and with details to hand, on notification to the selling agent.

## Directions

From Wantage take the B4507 west towards Ashbury and Bishopstone. After about 9 miles turn right in Ashbury onto the B4000 and continue towards Shrivenham. Leaving the village the land is on your right after about ¾ mile.



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## Marlborough

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## National Rural Agency

07880 084 633 | [andrew.chandler@carterjonas.co.uk](mailto:andrew.chandler@carterjonas.co.uk)

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