



Land at Woodway Road

Blewbury, Oxfordshire

**Carter Jonas**

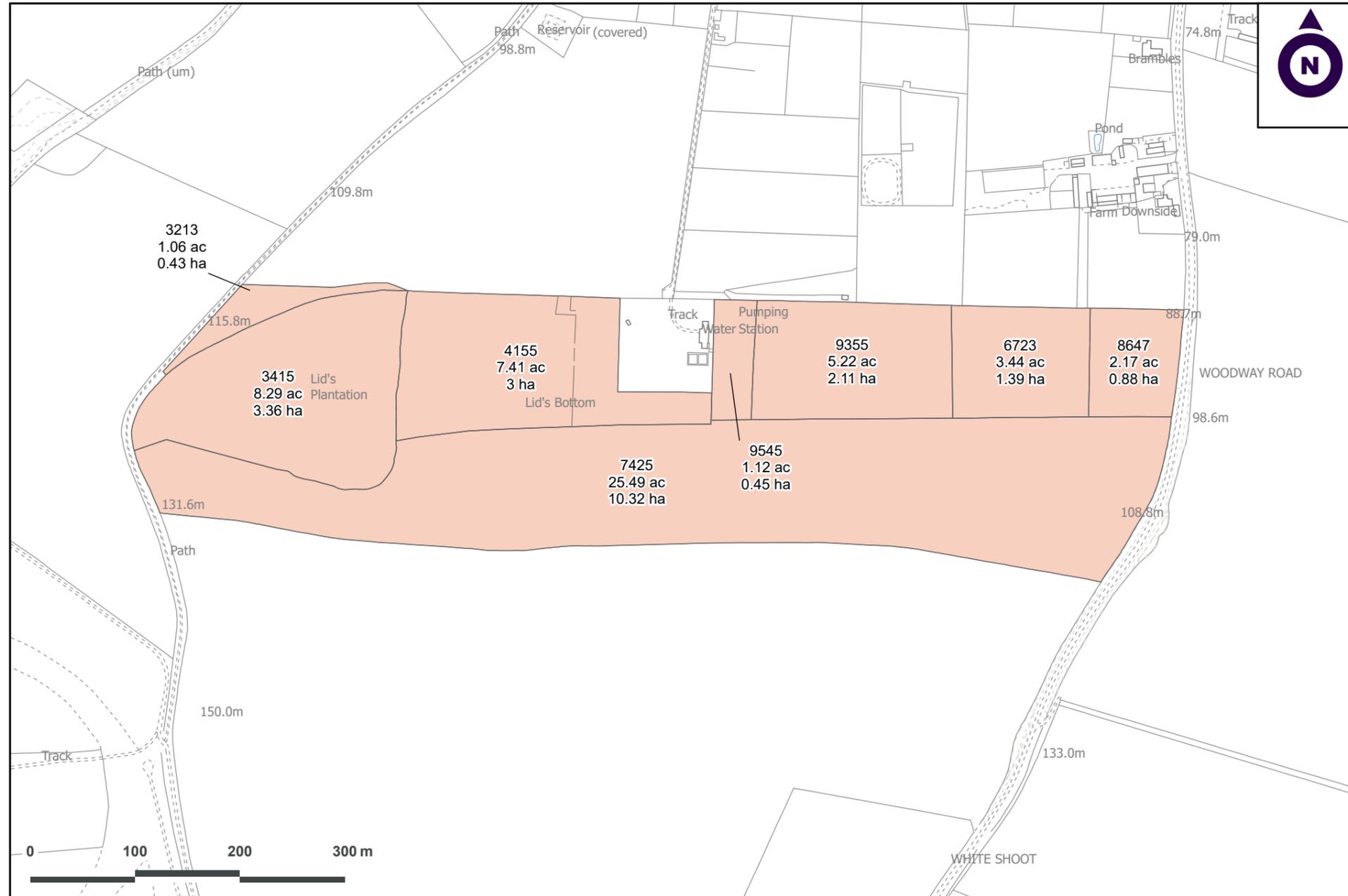
# Land at Woodway Road Blewbury Didcot Oxfordshire OX11 9EX

An accessible block of grazing pasture, downland and woodland on the edge of the Berkshire Downs.

Situated between south of Blewbury village the land has access from Woodway Road to the east and provides a mix of grazing pasture, downland and woodland.

In all extending to 54.19 acres (21.93 ha).

For sale by private treaty as a whole.



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## Location

The Property is located adjacent to Woodway Road off the A417 which runs from Reading to the A34.

The village of Blewbury lies circa 1 mile to the north of the property. The nearest town is Didcot (approx. 5 miles to the north). Road access to the area is good, with both the A417 and A34 being in close proximity. Access to the motorway network is available from the M4 junction 13 (circa 17 miles).

Woodway Road is a no through road.

## Amenities

Blewbury is well served by facilities including a primary school pre-school a thriving farm shop, garage and convenience store community post office and 2 village pubs.

## Land

The land comprises 3 main parcels including level grazing in individual paddocks extending to about 19.35 acres (7.83 ha), a single block of downland pasture to the south extending to 25.49 acres (10.32 ha) and a parcel of mature, mainly broadleaved woodland to the west being about 9.35 acres (3.78 ha)

The land is classified as Grade 3 being further characterised as shallow lime rich soils over chalk or limestone which are synonymous with the location.

## Method of Sale

The land is offered for sale by private treaty as a whole.

## Tenure & Possession

Freehold with vacant possession on completion.

## Environmental Schemes

The land has previously been included in an Entry Level plus Higher Level Environmental Scheme which we understand to have now expired.

## Designations

The land is located within the North Wessex Downs National Landscape. Part of the property is designated as open access land under the Countryside Rights of Way Act 2000. Further detail available on request.

## Services

The selling agents are not aware that services are connected.

## 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. NB: A footpath runs north south through part of the property leading from Blewbury Village to Woodway Road as well as one on the western boundary.

## Health & Safety

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

## Sporting Timber & Mineral Rights

The mineral, sporting and timber rights are included in the sale of the freehold in so far as that are owned.

## Local Authority

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

## Viewings

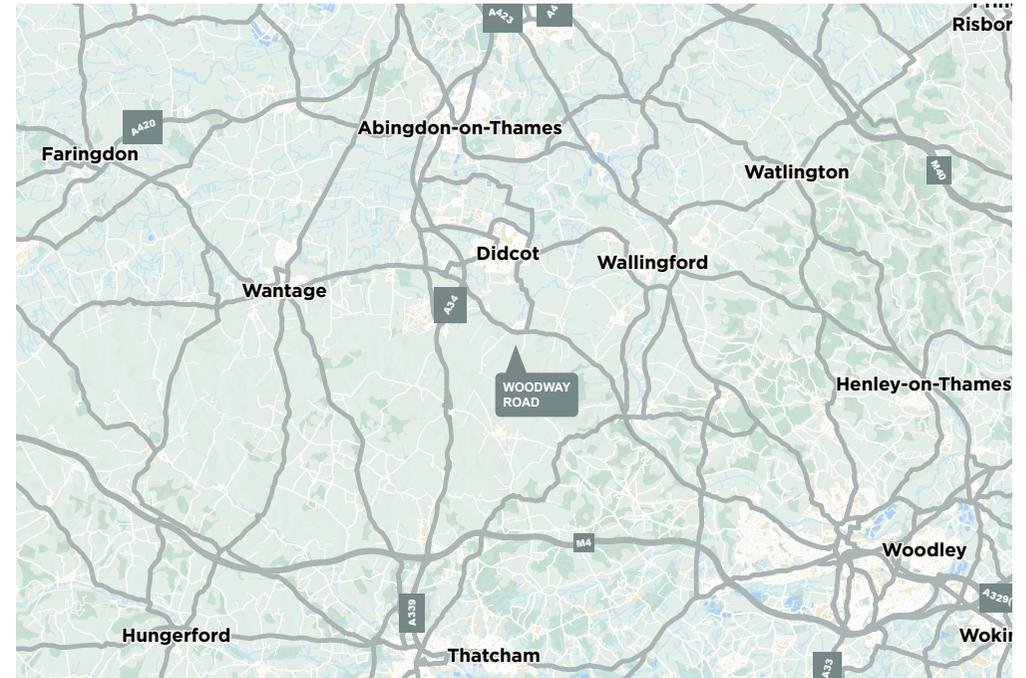
Interested parties may view the property unaccompanied and with details to hand and on notification to the selling agent. .

## Directions

From the A34 Chilton junction take the B4493 east towards West Hagbourne and Upton for about 1.5 miles. At the roundabout turn right onto the A417 towards Blewbury. Continue for about 2.4 miles, heading into and through the village before turning right onto Woodway Road opposite the garage. The Land is on your right hand side after about 0.5 miles.



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## Oxford

07880 084 633 | [Andrew.Chandler@carterjonas.co.uk](mailto:Andrew.Chandler@carterjonas.co.uk)

07977 915 798 | [charlie.bott@carterjonas.co.uk](mailto:charlie.bott@carterjonas.co.uk)

Mayfield House, 256, Banbury Road, Summertown, Oxford, OX2 7DE

## Important Information

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