



WARNERS GREEN, ROKE,
WALLINGFORD, OXFORDSHIRE



WARNERS GREEN, ROKE, WALLINGFORD, OXFORDSHIRE, OX10 6JD

An attractive parcel of amenity land adjoining the eastern end of Roke Village

Wallingford 4 miles
Oxford 11 miles
A34 (Milton) 16 miles

For Sale by Private Treaty

In all about 2.49 acres (1.01 hectares)

Location

The land is located at the eastern edge of the village of Roke on the opposite side of the road to the Home Sweet Home Public House.

Description

The land extends to approximately 2.49 acres (1.01 hectares) in total and was formerly a smallholding used in part for horticultural production. The land has not been vigorously managed for some time. The land could be used, subject to gaining any necessary consents, for a variety of uses.

There are two accesses to the land, one on the northern boundary, and one on the eastern side off the Britwell Road.

Method of sale

The land is available as a whole by private treaty.

Tenure and Possession

Freehold.

Services

Mains drainage and water connections are available close by but not currently connected to the land.



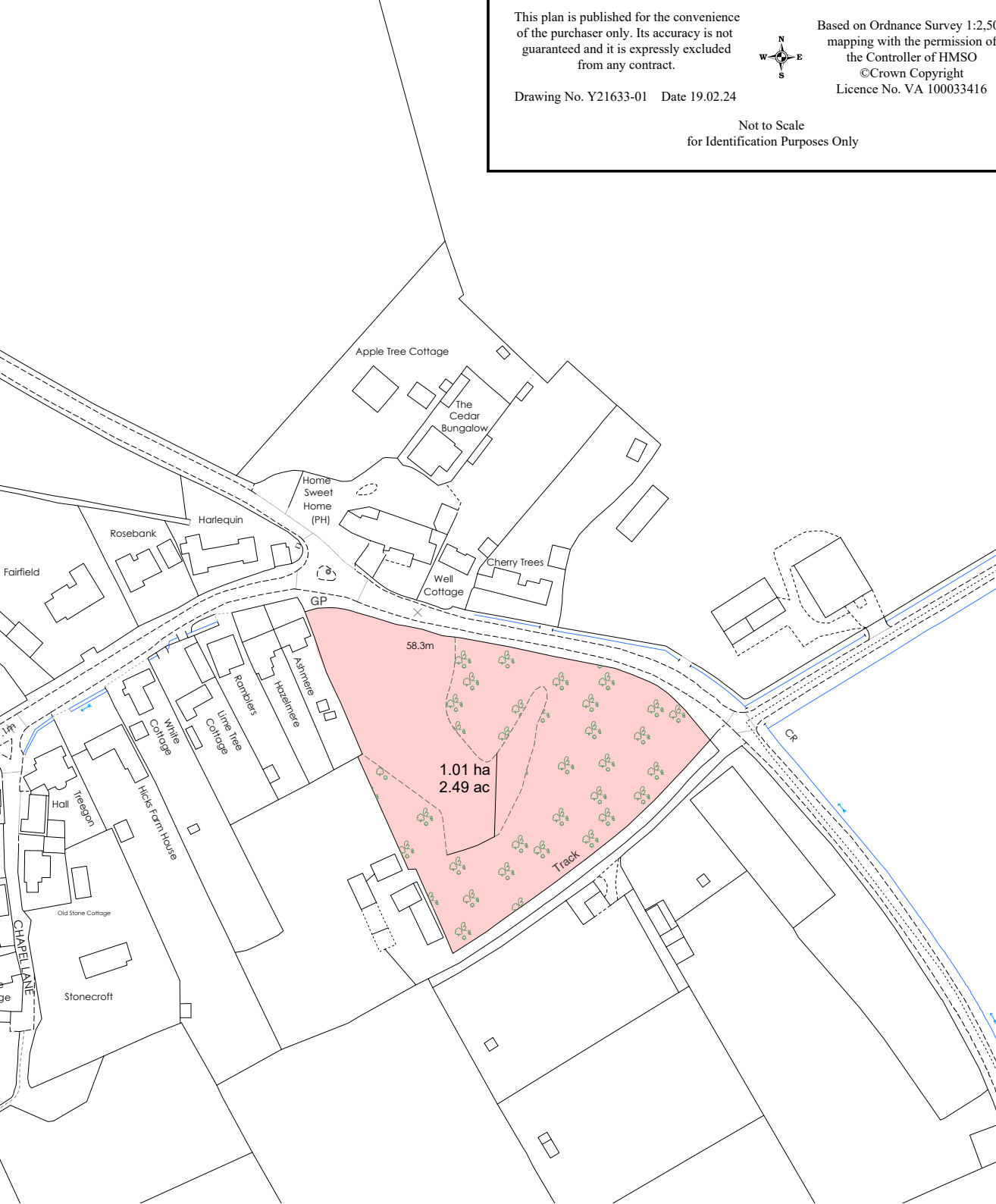
This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.



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Drawing No. Y21633-01 Date 19.02.24

Not to Scale
for Identification Purposes Only



Overage

The land will be sold subject to an Overage provision in the sale contract which will provide that in the event of development, (other than agricultural) 35% of any uplift as a result of development will be payable to the Vendors, or their successors in title, for a period of 30 years from the date of sale.

What3Words

The land will be found at /// gazes.canny.fail

Wayleaves, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplied and other existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Local Authority

South Oxfordshire District Council.

Planning

Part of the land is included within the Berrick Salome Neighbourhood Plan as Local Green Space to which Policy BER5 of that plan applies. The northern part of the land is within the Roke Settlement boundary and the land is within Flood Risk 3.

Plans

Plans included within these particulars are for information and reference purposes only and are not necessarily to scale.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT then such tax will be payable in addition.

Viewing

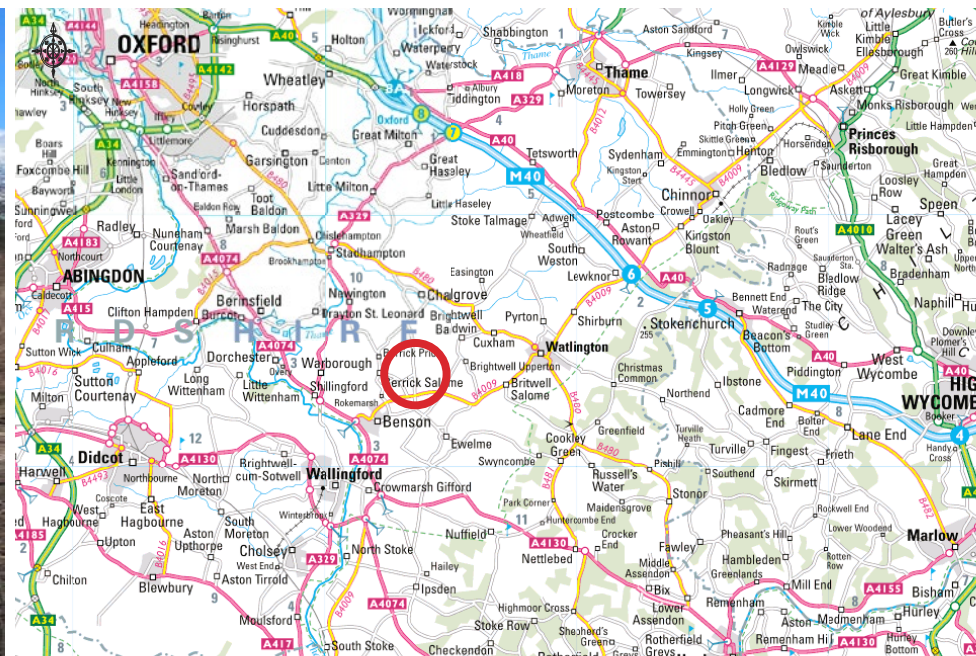
During daylight hours on foot with a copy of the Particulars, please do telephone Adkin on 01235 862888 to confirm time of visit.

Health and Safety

Please be vigilant for any potential hazards when inspecting the land. In particular the grass is long so may be concealing hidden dips or holes, please be extra vigilant and very careful when inspecting the land.

Further details

Please contact: Kevin Prince 01235 862888 or Jack Burchmore by email: kevin.prince@adkin.co.uk or jack.burchmore@adkin.co.uk



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