

LAND OFF MANSMOOR ROAD  
CHARLTON-ON-OTMOOR

LOCATION AND DIRECTIONS:

Charlton-on-Otmoor lies some 10 miles North-east of OXFORD off the A43 between Oxford and Bicester.

The land is situated close to the railway and is reached via a long private road, Mansmoor Road, as indicated on the attached plan.

GENERAL:

The land is part of the renowned OT MOOR and is designated as an Site of Special Scientific Interest (S.S.S.I.) It is therefore likely to be of interest to farmers and conservationists alike.

Details outlining the implications of this designation are attached to these particulars. Further information on this aspect should be obtained from the Nature Conservancy Council direct, c/o The Regional Officer, Foxhold House, Crookham Common, Newbury, Berks. RG15 8EL.

AREA:

The land extends to some 9.37 acres, or thereabouts, as outlined on the attached plan.

TENURE AND POSSESSION:

The property is offered for sale freehold and vacant possession will be given on completion.

TIMBER AND SPORTING:

All timber and sporting rights are included in the sale.

RIGHTS OF ACCESS:

The land enjoys full vehicular and pedestrian access rights along Mansmoor Road.

A formal Agreement exists in respect of access rights along the track between Mansmoor Road and the railway line. Under this Agreement the Purchaser will be liable to pay the owner of the track the sum of £100 per annum in respect of maintenance to the access track.

A copy of this Agreement is attached.

BOUNDARIES:

The Purchaser will be deemed to have full knowledge of boundaries.