



## Land on the South Side of Sandy Lane Horspath, Oxfordshire OX33 1TF

A superb opportunity to acquire a fantastic compartment of amenity pastureland and woodland in a popular location offering excellent, amenity, conservation, and glamping appeal.

- Excellent location a short distance from the village of Horspath •
- Level to gently sloping compartment of planted and existing woodland with glade •
  - Central 1.7 acre paddock of permanent pasture •
  - Roadside access •
- In all approximately 6.41 acres (2.3 ha) •





# Land on the South Side of Sandy Lane

Horspath, Oxfordshire, OX33 1TF

Land on the South Side of Sandy Lane offers an excellent compartment of pastureland and woodland with roadside access including two areas of young, planted woodland which has been well managed with a central paddock of permanent pasture, situated adjacent to Sandy Lane, close to the village of Horspath.

The land has excellent amenity, conservation, woodland management and glamping appeal with a high degree of privacy.

**Horspath - 1 mile**  
**Littleworth - 1 mile**  
**Wheatley - 2.3 miles**  
**Garsington - 3.3 miles**  
**Oxford - 6.8 miles**

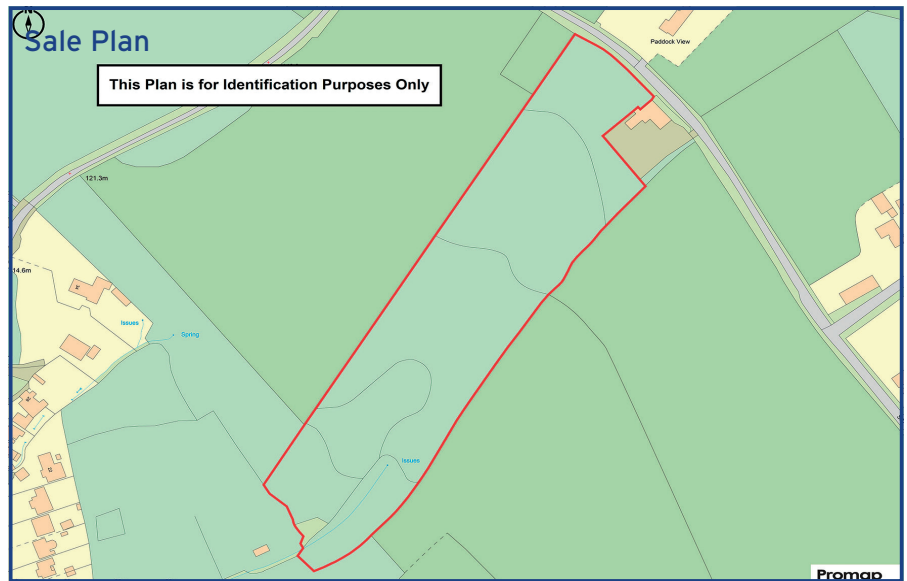
## Location & Situation

The land is situated in an excellent private position, within the parish of Horspath, close to the Horspath/Oxford Road, adjacent to Sandy Lane, enjoying a superb location within the heart of Oxfordshire.

## Description

The land is accessed via a gated entrance from the public highway known as Sandy Lane which connects directly to the public highway known as Gidley Way which feeds onto the Cuddesdon Road and then the Horspath/Oxford Road. The land comprises a ring-fenced rectangular level to gently sloping parcel of amenity land and woodland with planted and existing woodland and a central paddock of permanent pasture providing a desirable package for anyone with amenity, small scale woodland management, conservation or glamping interests.

The land is set over one compartment with three distinct sections accessed via a field gate to the north-eastern boundary. From the entrance the land features a section of young, planted woodland which leads to a 1.7 acre central paddock of permanent pasture which is not overlooked. Beyond this is a further section of planted woodland which then gives way to a natural glade area and a mature wooded dingle at the south-western boundary with stream.



As the land and woodland is easily accessible, predominantly level and well managed it would certainly provide significant appeal to amenity, conservation and glamping type purchasers.

In all the land extends to approximately 6.41 acres (2.3 ha).

## Wayleaves, Easements & Rights of Way

The land will be sold subject to, and with the benefit of, all existing wayleaves, easements and any private rights of way that currently exist, whether they are specifically referred to in these particulars or not.

## Development Clawback

A development clawback overage provision will be incorporated into the sale contract to capture any future residential development. This will capture 25% of any uplift in value provided by any residential planning consent for a period of 20 years from the date of sale.

## Services

There are no services connected to the land. It will be the responsibility of the purchaser to make and rely upon their own enquiries

with the relevant utilities companies in respect to services.

## Sale Method

The land is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the land by any other alternative sale method to conclude the sale.

## Viewings

Viewings are permitted at any time during daylight hours with a copy of these particulars. No vehicles are permitted to be taken onto the land.

## Directions

From the A40 Headington Roundabout take the Eastern By-Pass/A4142 south for 1.8 miles. Take the left hand turn signposted Horspath Ind. Est. & Horspath. Continue straight onto Horspath Road which then becomes Oxford Road for approximately 1.1 miles. The road then bends round to the right and turns into Cuddesdon Road. Continue for 0.1 mile then turn left onto Gidley Way. Continue on Gidley Way for 0.5 miles. Then turn left onto Sandy Lane. After 0.3 miles the property will be on your left-hand side.

 [inflammeshiver.campfires](http://inflammeshiver.campfires)



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## Important Notice

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