

For Sale - Investment Opportunity

Calcroft Lane, Clanfield, Bampton, OX18 2RB

richard
james



Approximately 12 acres (circ. £35,000 per acre)
Gated access
Village Location

For Sale

Speculative Investment Opportunity - Rare Opportunity
Tucked away behind a tree lined entrance is a beautiful piece of land measuring approximately 12 acres. There is an abundance of mature trees, shrubs, fruit trees, and even an avenue of cherry trees nestled within this idyllic plot. One acre of land in the middle of the land is left bare with no trees. A meandering stream along with wooded copses and open spaces really give a sense of tranquility and privacy and offer a real sense of nature. This really is a charming part of the English countryside.

This piece of land could have great potential for bird or wildlife enthusiasts, with the perfect areas for photography hides. In our opinion, it would be an ideal location for a possible future business opportunity, Subject to the necessary consents. Or you could simply have it as a quiet retreat, private and secluded from the normal hustle and bustle of everyday life.

Viewings strictly by appointment only via the agent.

For all viewings please contact Ellis Smith.



Offers

Offers should be submitted in writing to Ellis via email.



Ellis Smith

Land and Investment Manager

ellissmith@richardjames.uk

Tenure

Freehold

Anti Money Laundering

Purchasers will be required to provide proof of identity information in order that Anti-Money Laundering checks can be undertaken, before an offer can be accepted.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

Offer Packs

Information you should include in the offer pack:

- Offer amount
- Details of the offer i.e any special conditions, deductions/assumptions.
- Proof of Funding
- Solicitors Details
- Timescales for Exchange and Completion

Land & Investments

Gemini House
Hargreaves Road
Swindon
SN25 5AZ

ellismith@richardjames.uk