

established 200 years

# Tayler & Fletcher



3.91 acres near Crawley Bridge, Dry Lane  
Crawley, West Oxfordshire, OX29 9SU  
**Auction Guide Price £60,000**





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### DIRECTIONS From Witney:

Head north-East on the A4095, at the roundabout head North-west on the B4022 from Crawley Road to Witney Road, continue to Witney Hill. At the "T" junction bear left onto Dry Lane, travel along Dry Lane for c.200m and the property is on the left.

### SITUATION

The property is situated 1.9 miles north of Witney, on the south side of the village of Crawley, just outside the Cotswolds Area of Outstanding Natural Beauty.

### DESCRIPTION

The land comprises approximately 3.91 acres of permanent pasture with very good access from Dry Lane. The land sweeps down and adjoins a section of the River Windrush, with the sale includes c.170 meters of owned fishing rights. The Land has high amenity value due to its close proximity to Witney. The field and river have considerable conservation value and appeal and would lend itself to a variety of alternative uses, subject to any necessary consents. The land also hold great potential for future in development or BNG opportunities.

### Agriculture

The land is used for grazing only, there are no agri-environmental schemes applied for on the land.

### MINERALS AND SPORTING RIGHTS

We understand that mineral and sporting rights are to be included in the sale. The land includes 170m single bank ownership of the River Windrush. The River Windrush has a reputation for quality Chub, Dace, Perch, Roach and Brown Trout fishing.

### RIGHTS OF WAY

There are no rights of way over the property.

### DESIGNATIONS

There are no statutory designations over the land, except being within a Nitrate Vulnerable Zone.

### SERVICES

To our knowledge the land does not have any services, however due to its proximity to Crawley we understand that provision of water, electricity or alike services would be immediately available from neighboring land. The land has provision of water from the River Windrush.

### WAYLEAVES AND EASEMENTS

The land is sold with the benefit of all rights of way (whether public or private), light, support, drainage, water supplies and other rights and obligations, easements, quasi-easements and restrictive covenants and all wayleaves for poles, stays, cables, drains and water, gas and other pipes, whether referred to in these particulars or otherwise and subject to all outgoing or charges connected whether mentioned or not.



## LOCAL AUTHORITY - West Oxon

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB (Tel: 01993 861000) [www.westoxon.gov.uk](http://www.westoxon.gov.uk)

## VIEWING

May ONLY be undertaken during daylight hours in possession of a copy of these particulars and STRICTLY by prior appointment with Tayler & Fletcher.

## HEALTH & SAFETY

For your own safety please do take extra care when accessing the site, we are aware there are some items hidden in the long grass. We do not take any responsibility for unattended inspections.

## FOR SALE BY PUBLIC AUCTION

To be held at the Tayler & Fletcher North Cotswold Sale Room, Lansdowne, Bourton-on-the-Water, Gloucestershire, GL54 2AR on Wednesday 7th August 2024 at 6pm precisely. The turning to the Sale Room is diagonally opposite the Tayler & Fletcher office signposted Royal British Legion (along the driveway past Bourton Land Rover).

## ADMINISTRATION FEE

The successful purchaser will be liable for an administration charge of £1,000 plus VAT, payable to Tayler & Fletcher.

## RESERVE PRICE

The property will be offered for sale subject to an undisclosed Reserve and the Vendors retain the right for the Auctioneers to bid on their behalf up to the Reserve Price. The Vendors also reserve the right to sell or withdraw the property prior to auction.

## ANTI MONEY LAUNDERING

The successful purchaser will be required to provide proof of identity to satisfy the Money Laundering Regulations. This will need to be a proof of address (utility bill no older than three months or council tax bill for the current period) and photographic ID (driving licence or passport).

## SPECIAL CONDITIONS

These will be available from the Vendor's Solicitors offices fourteen days prior to the Auction Sale. They will not be read out at the Auction. It will be assumed that the purchaser has bid with full knowledge of such conditions of sale whether in fact he or she has inspected the same or not.

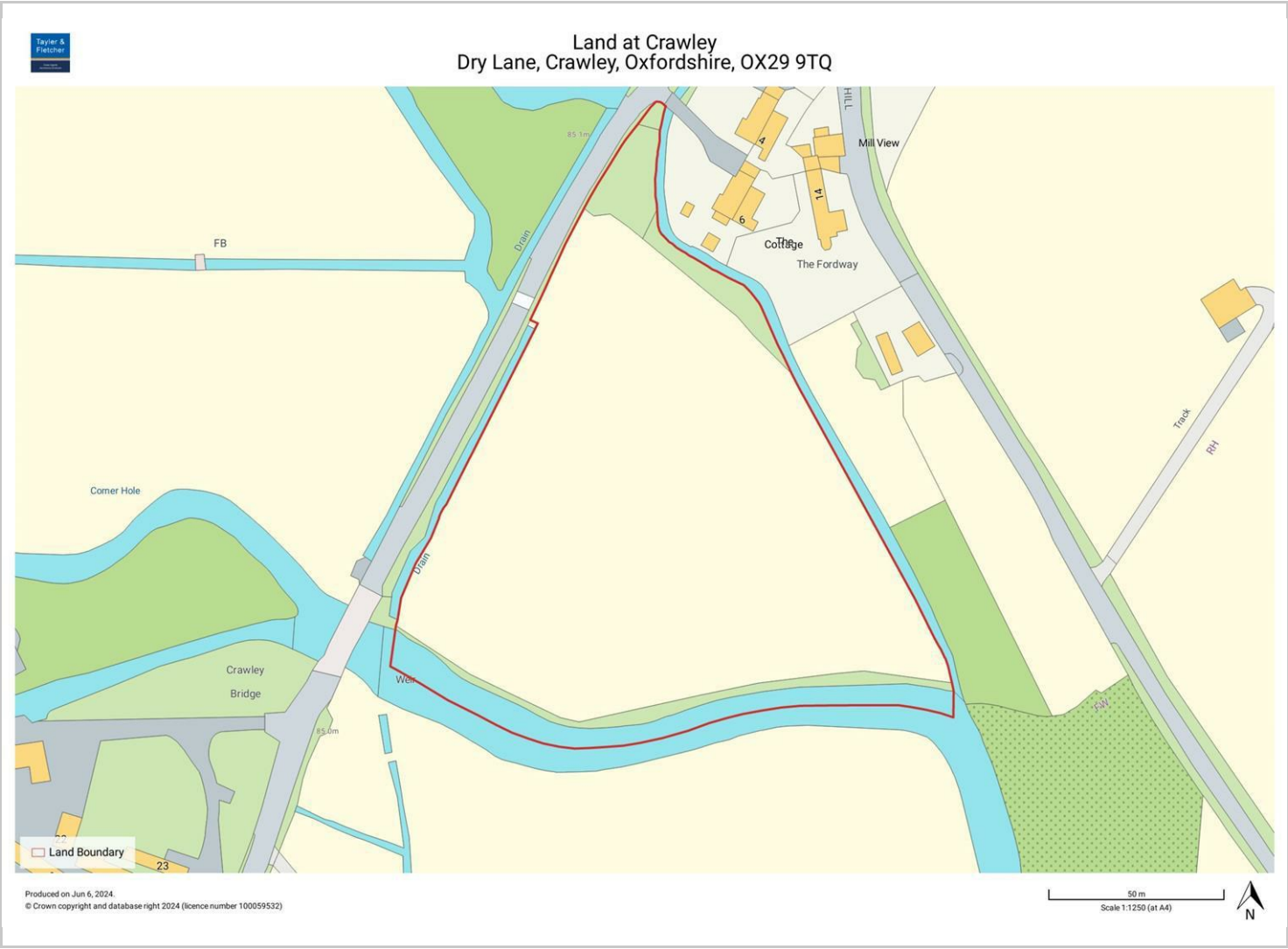
## VENDOR'S SOLICITOR

Kendall & Davies,  
7 Sheep Street,  
Burford, Oxfordshire,  
OX18 4LS.  
Mr Charlie Davies  
E: [charlie.davies@kendallanddavies.co.uk](mailto:charlie.davies@kendallanddavies.co.uk)  
T: 01993 822025

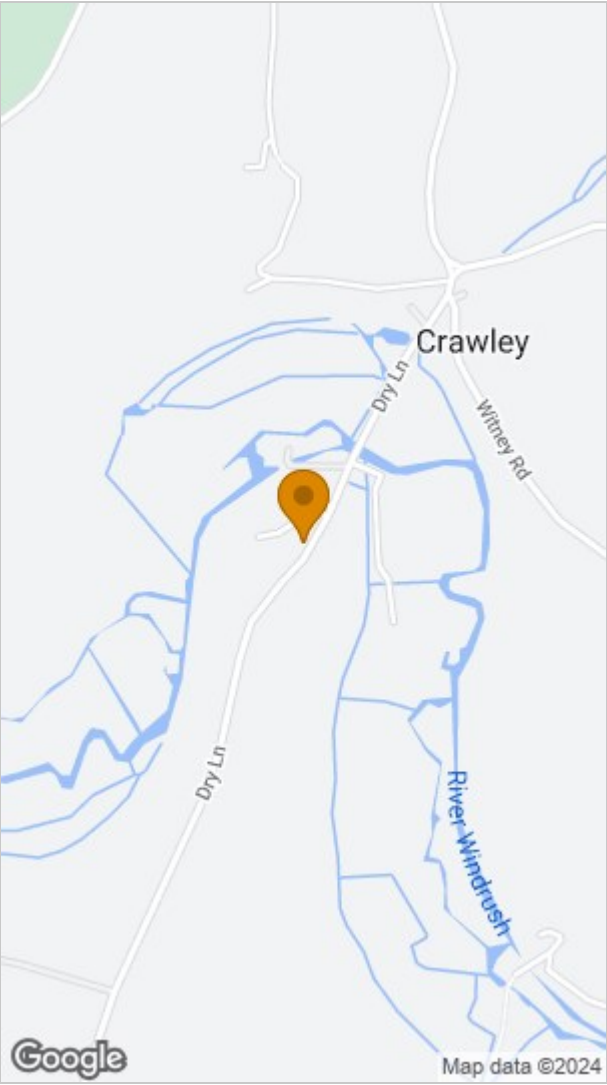




Floor Plan



Area Map



Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.