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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

Grove Farm, Pishill, Oxfordshire RG9 6HH

4.99 hectares (12.33 acres) of Permanent Pasture and Buildings

Guide Price: £595,000

Freehold

Grove Farm
Pishill
Henley-on-Thames
RG9 6HH

- 12.33 acres (4.99 hectares) in total
- 651.24m² (7,009.89 ft²) GEA of Agricultural Buildings
- 11.52 acres of Permanent Pasture
- For Sale as a Whole by Private Treaty
- Unconditional Sale
- Unique Opportunity

For sale in a delightful location in rural Oxfordshire on the outskirts of the village of Pishill is a range of farm buildings together with a block of permanent pasture extending to approximately 11.52 acres (4.66 hectares). To the northern boundary the land is flanked by woodland and is surrounded by open fields to the south and west, bringing with it a sense of tranquillity and isolation whilst being within easy reach of Henley-on-Thames with its many amenities.

- Building 1: 75.68m² (814.61ft²)
- Building 2: 142.91m² (1,538.27ft²)
- Building 3: 168.06m² (1,808.98ft²)
- Building 4: 89.53m² (963.69ft²)

There is the potential to create alternative uses over the existing to residential or commercial aspects, subject to the usual planning consents.





SITUATION

Grove Farm is located approximately 6.1 miles northeast of Henley-on-Thames and 14.2 miles north of Reading. A location plan may be found at the end of these sales particulars.

SALE

Please note that the sale of the land will not be subject to any overage clause and therefore any sales contract will be unconditional. The Vendor will not consider any “subject to planning” offers, option agreements or land promotion agreements.

SERVICES

Bridleway No. 397/21/40 traverses the yard south to north into the woodlands. The property is 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.

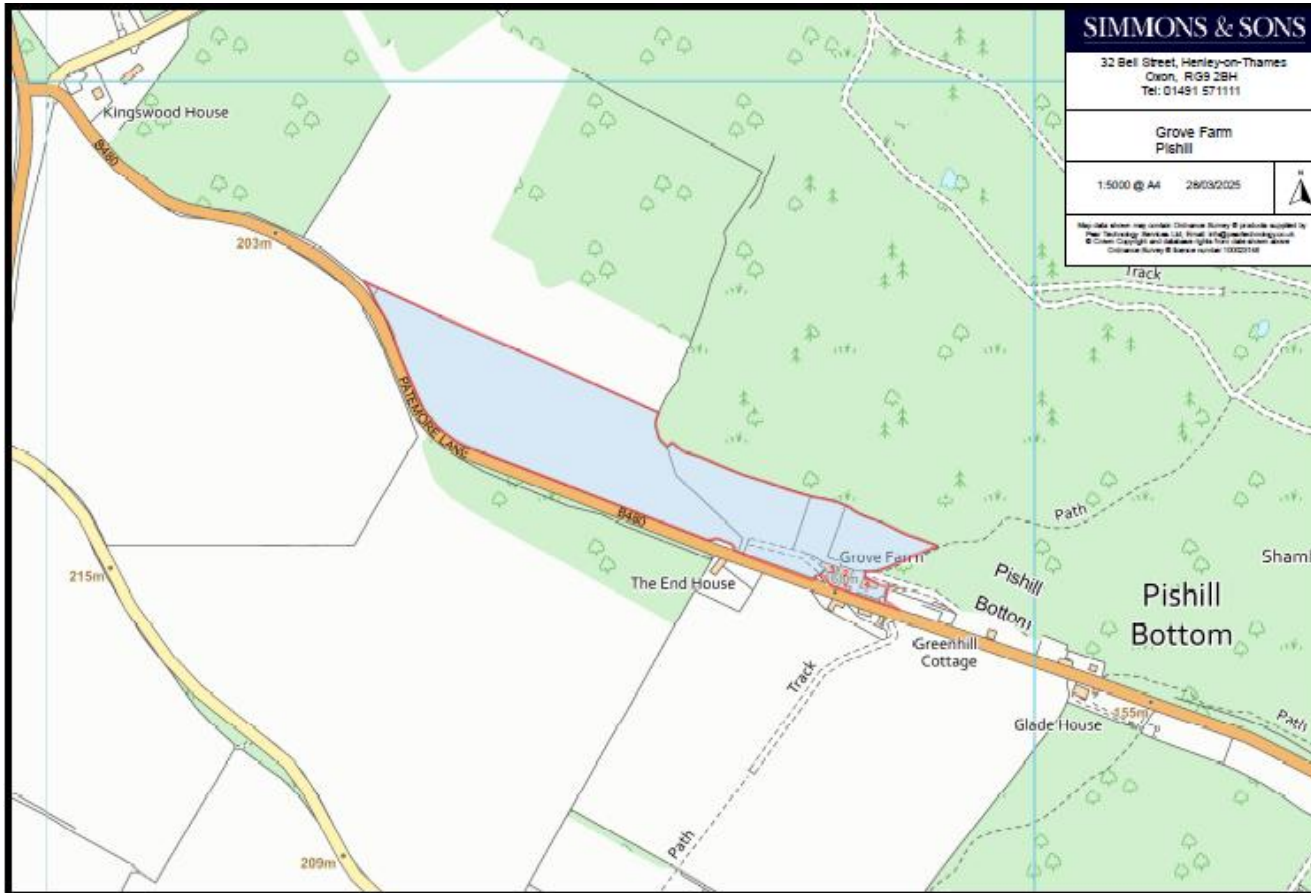
There are no services connected to the land. Interested parties are advised to undertake their own enquiries regarding services connection and utilities.

ACCESS

Access to the property is gained directly from the highway through two gated entrances on the southern boundary.

PLANNING

Interested parties are advised to make their own enquiries in respect of planning matters. The Property is located in the Chilterns National Landscape (formerly known as the Area of Outstanding Natural Beauty).



DIRECTIONS

From the B4009 at Watlington take the B480 (B481) Howe Hill to Nettlebed and Henley. Turn left at Patemore Lane signposted Pishill and Stonor and Grove Farm is on the left hand side.

LOCAL AUTHORITY

South Oxfordshire District Council

VIEWINGS

The Property may be viewed during daylight hours strictly by appointment only. We require that you register your interest with us in the first instance. Persons entering the Property do so at their own risk.

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Date of Particulars: April 2025

Sales

Lettings & Management

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Development

Rural

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