

Village Paddock at Noke near Oxford OX3 9TX  
Guide Price £50,000

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# Paddock at Noke near Oxford OX3 9TX

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### LOCATION

An attractive paddock on the edge of the sought after village of Noke in the county of Oxfordshire.

The field adjoins a no-through road on the edge of the protected area of Otmoor with its excellent footpaths and bridleways ensuring great walks and riding country.

From the A34 north of Oxford, take the Bletchington Road to Islip (B4027). Pass through the village and over the bridge heading south towards Oxford on the Wheatley Road. Take the first turn left to Noke after about half a mile.

The Paddock is on the right at the end of the village next to the turn to the Recreation Ground.

What3Words: rekindle.mild.forwarded

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### DESCRIPTION

A level paddock being permanent pasture with access over the verge via a timber gate from the Public Highway.

To the east of the paddock is a small area of copse and section of track forming part of an access to the Noke Recreation Ground.

To the south is a small stream which runs during wetter weather.

In all the property extends to about 0.589 hectares or 1.45 acres.

The boundaries are hedged and fenced to all sides.

### PLANNING

The property lies within Cherwell District Council area being subject to the existing 2011-2031 Local Plan and the emerging 2042 Plan.

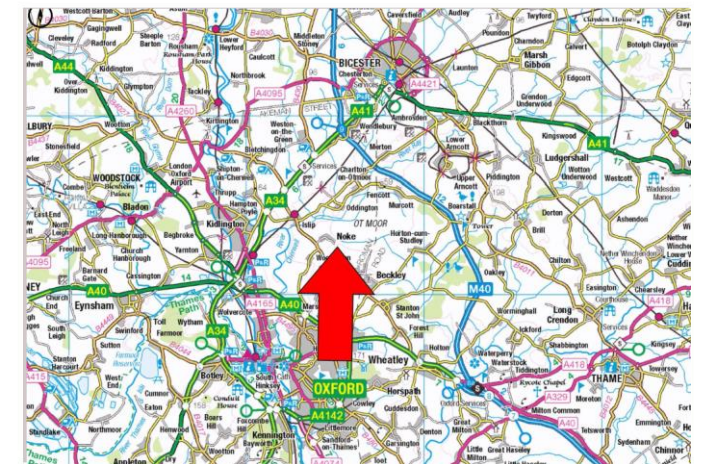
The land lies within the planning Greenbelt.

### OVERAGE

Please note an overage clause will be included in the sale contract. More details are available from the selling agents.

### SALES METHOD

The property is for sale by Private Treaty and will be available with vacant possession.



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