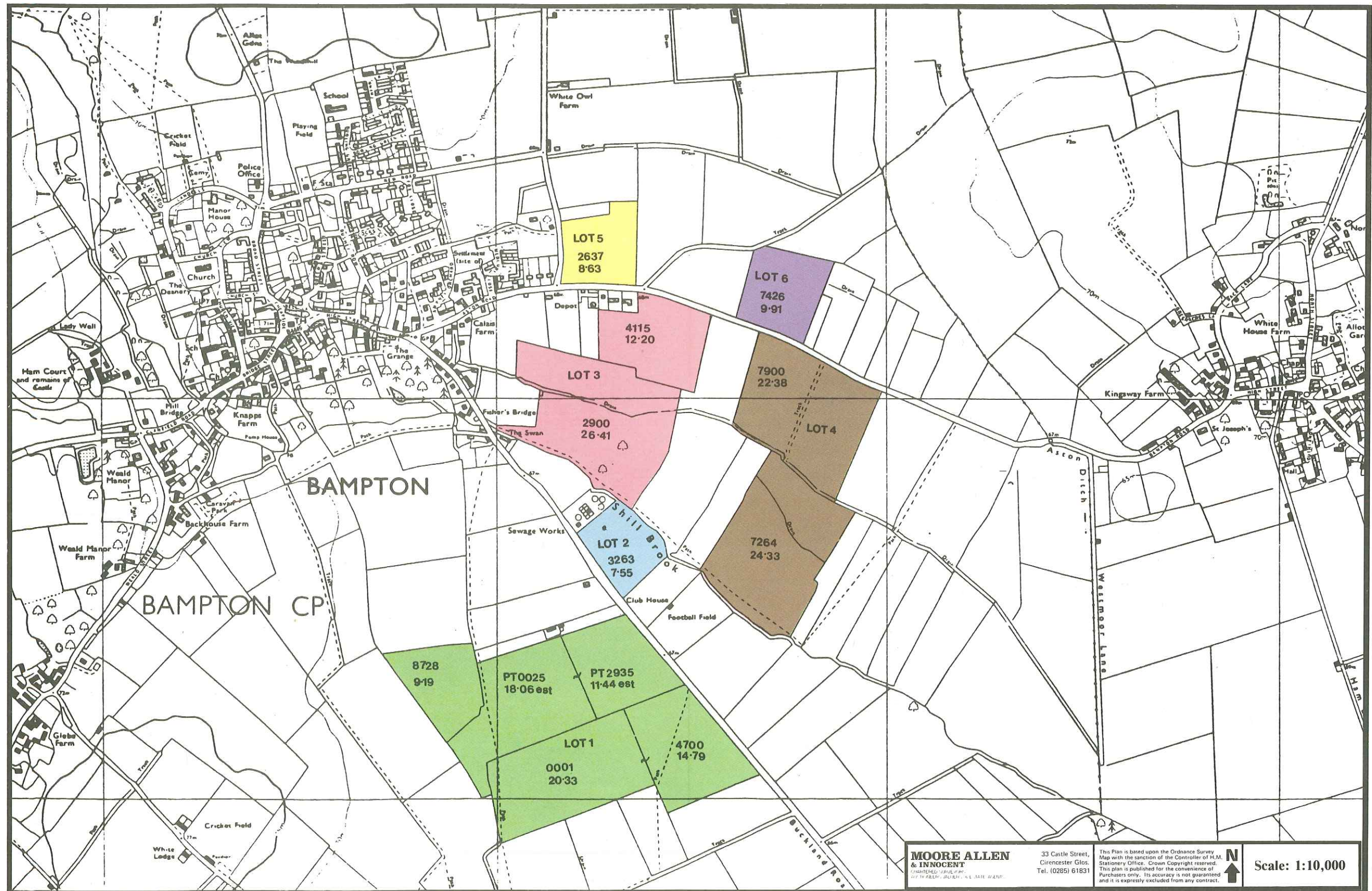


CALAIS FARM BAMPTON, OXFORDSHIRE





Sales, Purchases and Lettings of Residential, Commercial,
Industrial and Agricultural Properties

Reports, Surveys and Valuations

Management of Urban and Country Properties

Architectural Services and Farm Improvement Schemes

Town and Country Planning

Financial Advice and Estate Planning

Compensation Claims

Sales and Valuations of Live and Dead Farm Stock

Sales and Valuations of Furniture and Fine Art

*Agents for
The Agricultural Mortgage Corporation*



**MOORE ALLEN
& INNOCENT**

West Oxfordshire

Upper Thames Valley



CALAIS FARM, BAMPTON

185 Acres of Productive and Level
Arable/Pasture Land

For Sale by Private Treaty as a Whole or in Six Lots

**CHARTERED SURVEYORS,
AUCTIONEERS, VALUERS, & ESTATE AGENTS**



MOORE ALLEN & INNOCENT

CHARTERED SURVEYORS
ESTATE AGENTS - VALUERS

ESTABLISHED OVER 160 YRS.
AUCTIONEERS

WEST OXFORDSHIRE

Witney 5 miles

UPPER THAMES VALLEY

Faringdon 7 miles

CALAIS FARM BAMPTON

Excellent parcels of productive and level arable/pasture
land with good road frontage.

About 185 Acres

Freehold with Vacant Possession
For Sale by Private Treaty
As a Whole or in Six Lots

Solicitors:
Messrs. Smiles & Co.
15 Bedford Row
London WC1R 4EF
Telephone: 01-242-0616

33, Castle Street, Cirencester, Gloucestershire GL7 1QD Telephone Cirencester (0285) 61831

Also at LECHLADE Telephone (0367) 52541

GENERAL REMARKS & STIPULATIONS

Situation

Lots 1 and 2 are situated approximately ½ mile South East of Bampton on the Buckland road. Lots 3 to 6 are situated approximately ½ mile East of Bampton on the B4449 Aston road.

Viewing

Strictly by appointment through the sole agents.

Tenure & Possession

The land is Freehold and Vacant Possession will be given upon completion of the purchase on 29th September 1984 or earlier by arrangement.

Holdover

The owner reserves the right of holdover for the purposes of completing the harvesting of the cereal crops and to graze the root crops on NG 7900 forming part of Lot 4.

Sales by Auction

The right is reserved to hold, free of any charge and without payment of any compensation whatsoever, dispersal and/or sales of machinery, farm implements, stock or any other items upon any part of any Lot at any time prior to the date of completion of the sale of such Lot without payment of any compensation whatsoever.

Outgoings

None known.

Wayleaves

Annual payments are received from the Southern Electricity Board in respect of certain poles, stays and lines affecting the land. If the land is sold in Lots the payments will be apportioned.

Sporting

The Sporting Rights are included in the sale.

Fixtures & Fittings

Those fixtures and fittings not mentioned in the Particulars are excluded from the sale.

Tenant Right Valuation

The purchaser(s) will be required to pay by valuation, in addition to the purchase price of the land, for the following items at the date of completion:-

- i) Any beneficial cultivations carried out after harvest 1984, including seeds, fertilizers, sprays.
- ii) The growing root crops in NG 7900 on Lot 4 at the cost of cultivations, seed, fertilizer and sprays applied to the land and an allowance for enhancement in accordance with Statutory Instrument No. 809 Pt. II Section 8(i) (c).
- iii) Labour and costs of spreading to farmyard manure.
- iv) Any beneficial cultivations and other items in stock and store together with any item of tenant right usually payable as between outgoing and incoming tenants.

There will be no charge for residual manorial values or unexhausted manorial values or for the face values of leys. There will be no counterclaim for dilapidations, set off or any matter whatsoever. The valuation is to be carried out by two valuers to be nominated by the vendor and purchaser respectively, the costings in accordance with the Central Association of Agricultural Valuers or based on contractors' rates where applicable. In the event of either party failing to appoint a valuer 14 days prior to the completion date, the valuer appointed by the other party shall make the valuation and the valuation shall be final and binding on both parties. In the event of the parties failing to agree any matter in the dispute, the matter shall be referred to an arbitrator to be agreed by the valuers or in default of such agreement by the then President of the Central Association of Agricultural Valuers or his nominee.

The valuation monies become payable on completion and interest will be charged at 3% above the then current Lloyds Bank base rate. If the valuation has not been agreed by completion, the purchaser to pay within 14 days that figure stipulated by the vendor's valuer as a fair and reasonable downpayment.

Town & Country Planning

The land is sold subject to any Development Plan, Tree Preservation Order, Town Planning Schedule, Resolution or Notice which may be or may come into force, and the purchaser(s) shall be deemed to have full knowledge of any such matters which may affect the property.

Local Authorities

Oxfordshire County Council, County Hall, Oxford. Tel: Oxford 722422.

West Oxfordshire District Council, Woodgreen, Witney, Oxon. Tel. Witney 3051.

Thames Water Authority (Western Division) Denton House, Iffley Turn, Oxford.

Tel: Oxford 778921.

Southern Electricity Board, Oxford District, Woodstock Road, Yarnton, Oxford.

Tel: Kidlington 4311.

Ministry of Agriculture, Fisheries & Food, Marston Road, Oxford. Tel: Oxford 44891.

Rights, Easements, Restrictive Covenants, Outgoings and Boundaries

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 supplies and other rights and obligations, easements, quasi-easements and restrictive covenants and all wayleaves existing for masts, pylons, poles, stays, cables, drains and water, gas and other pipes, whether referred to in the General Remarks and Stipulations or Particulars or not. The property will also be sold subject to all outgoing, liabilities and charges connected with or chargeable upon items whether mentioned in the Particulars or not. The purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the vendor nor his agents will be responsible for defining the boundaries or the ownership thereof.

Water

All the Lots save Lot 2 have access to mains water. If the property is sold in Lots, the purchaser will be required within 3 months of completion to install separate meters to each Lot. In the case of Lot 2 it is understood that the Thames Water Authority main runs along the Buckland road and that it may be possible to take a tapping subject to the Thames Water Authority's regulations and connection charges, etc. Lots 2, 3 and 4 have frontage to the Shill Brook.

Sale Particulars and Plans

The Sale Plan is based on the National Grid Survey Maps revised where necessary for the purposes of the present sale by the vendor's agents and is issued for the guidance of prospective purchasers for identification purposes only. Whilst every care has been taken in such revision of the sale plan the Particulars of the property and these General Remarks and Stipulations are believed to be correct, but any error, omission or mis-statement shall not annul the sale nor entitle any party to compensation nor in any circumstances give grounds for an action at law.

Disputes

Should any disputes arise as to any points arising on these Stipulations, Particulars and Plans, or the interpretation of any of them, the question shall be referred to the arbitration of the agents whose decision acting as experts shall be final.

Lotting

It is intended to offer the property for sale as described but the vendor reserves the right to sell the property as a whole or in part, to divide the property into further Lots or to withdraw the property, or to exclude any part of the property shown in these Particulars.

In the event of the property being sold in more than one Lot all necessary rights will be preserved over each Lot for the benefit of the other (where applicable).

Generally

Should there be any discrepancy between the Particulars, the General Remarks & Stipulations and the Special Conditions of Sale, the latter shall prevail.

Farming Policy

The main enterprises on Calais Farm and the other land farmed by the owner have been the production of cereals and with leys and root crops utilised by a large ewe flock. Consequently the land will be found to be in good heart and suitable for arable cropping or grassland. The land is well situated in a well-known farming area and affords the opportunity to acquire conveniently sized and situated blocks of land with road frontage. Some of the smaller Lots may be of interest to amenity and equestrian interests. On the Ministry of Agriculture, Fisheries & Food's Provisional Land Classification Plan the land is chiefly shown as Grade III with Lot 5 and part of Lot 3 shown as Grade II. The soil is mostly a medium loam being well-drained and easy working.

Misrepresentation Act 1967

Moore Allen & Innocent for themselves and for the vendor of this property, whose agents they are, give notice that:

- i) These Particulars do not constitute, nor constitute any part of, an offer or a contract.
- ii) All statements contained in these Particulars as to this property are made without responsibility on the part of Moore Allen & Innocent or the vendor.
- iii) None of the statements contained in these Particulars as to the property are to be relied upon as statements or representations of fact.
- iv) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.
- v) The vendor does not give and neither Moore Allen & Innocent nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

(N.B. In the case of any inconsistency or variation between the above General Remarks & Stipulations and the Special Conditions of Sale, the latter shall prevail.)

PARTICULARS OF SALE

Summary of Lots

Lot	Colour on Plan	Description	Acreage
1	Green	Block of Accommodation Land now in Pasture	73.81 est.
2	Blue	Single enclosure of Pasture Land	7.55
3	Red	Block of Accommodation Arable and Pasture Land	38.61
4	Brown	Block of Accommodation Arable Land	46.71
5	Yellow	Single enclosure of Accommodation Arable Land	8.63
6	Purple	Single enclosure of Accommodation Arable Land	9.91
Total:			<u>185.22 Acres Estimated</u>

LOT 1 (coloured Green on Plan) 73.81 Acres Estimated

A compact block of level accommodation land comprising three enclosures at present in long ley which has been grazed by sheep. The land could be ploughed and put into arable cropping and so obtain benefit from the build up of fertility. The Lot has good frontage on its Eastern boundary to the Buckland road and has the benefit of a mains water supply.

- (N.B. (i) The vendor is retaining the strip of land along the Northern boundary including the farm buildings and will arrange for completion of the fence against the Northern Boundary of NG Pt. 0025 and 2935.
- (ii) The mains water supply for Lot 1 also serves the land to be retained by the vendor and the purchaser will be required within three months of completion to install a sub-meter and to pay for water consumed at the Thames Water Authority rate plus a proportionate amount of any standing or metering charges.)

National Grid No.	Description	Acreage
4700	Pasture	14.79
0001	Pasture	20.33
8728	Pasture	9.19
Pt. 0025	Pasture	18.06 est.
Pt. 2935	Pasture	11.44 est.
Total:		<u>73.81 est.</u>

LOT 2 (coloured Blue on Plan) — 7.55 Acres

A level enclosure of accommodation pasture land with frontage to the Buckland road. In the North-Eastern corner there is a small stock shed constructed of timber and galvanised iron. There is a drinking bay in the Shill Brook which forms the Eastern boundary to the land.

National Grid No.	Description	Acreage
3263	Pasture	7.55

LOT 3 (coloured Red on Plan) — 38.61 Acres

A compact and level block of accommodation, arable and pasture land with frontage to the Aston road. In the North-Western corner of NG 2900 there is a small open-fronted lean to shed constructed of stone, concrete block, under corrugated asbestos roof. The land is bounded to the South by the Shill Brook.

National Grid No.	Description	Acreage
4115	Arable	12.20
2900	Part Arable/ Part Pasture	26.41
Total:		<u>38.61</u>

LOT 4 (coloured Brown on Plan) – 46.71 Acres

A compact and level block of accommodation arable land with frontage to the Aston road. There is a stoned track through NG 7900. The Shill Brook forms the southern boundary to the land.

National Grid No.	Description	Acreage
7900	Arable	22.38
7264	Arable	24.33
Total:		<u>46.71</u>

LOT 5 (coloured Yellow on Plan) – 8.63 Acres

A level enclosure of accommodation arable land situated on the edge of the village with frontage to Coalpit Lane and the Aston Road. The land could be put into grass and used as a paddock.

National Grid No.	Description	Acreage
2637	Arable	8.63

LOT 6 (coloured Purple on Plan) – 9.91 Acres

A conveniently-sized and shaped enclosure of level accommodation arable land with frontage to the Aston road.

National Grid No.	Description	Acreage
7426	Arable	9.91

OFFERS ARE INVITED FOR THE FREEHOLD SUBJECT TO CONTRACT