



Woodland at Water Lane

GREENHAM, BERKSHIRE

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property advice

**WOODLAND
AT WATER LANE
GREENHAM
NEWBURY
BERKSHIRE
RG14 7SJ**

**An attractive parcel
of mixed woodland in an
accessible location.**

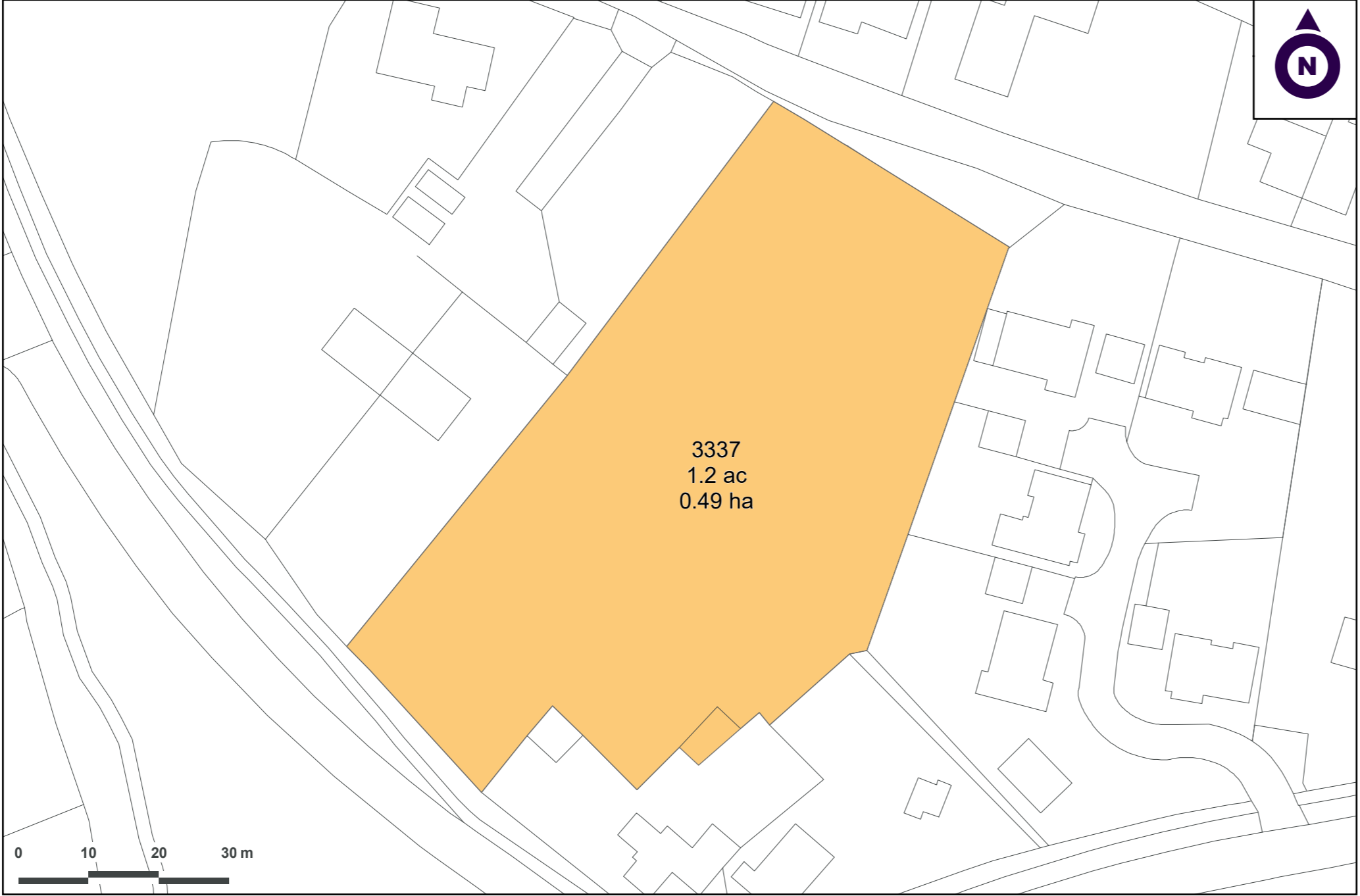
The woodland at Water Lane provides a rare opportunity to acquire a parcel of mixed woodland. Whilst in need of some management it provides excellent amenity and recreational value it is well situated amongst this popular residential area.

The property benefits from direct road access.

In all extending to 1.20 acres (0.49 hectares).

For sale by private treaty as a whole.

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LOCATION

The woodland is located within Greenham itself which is south east of Newbury adjacent to Greenham Common. Access is via Water Lane which leads from Greenham Lane. It lies between the two.

METHOD OF SALE

The woodland is offered for sale by private treaty as a whole. Prospective purchasers should note that Best Offers will be due by 12 noon on Monday 21 March 2022.

TENURE & POSSESSION

Freehold with vacant possession available upon completion.

OVERAGE

The land is sold subject to an overage reserving 30% of any increase in value should that part of the property gain planning permission for development other than a single dwelling, non-residential equestrian and agricultural purposes for 30 years after the sale.

DESIGNATIONS

The property is subject to Tree Preservation Order 201/21/0529.

SERVICES

The selling agent is not aware of any services being connected but understand they may be located in the adjacent highway.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

The property is sold subject to 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 and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not. NB: A wayleave may cross parts of the property.

HEALTH & SAFETY

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any lot or part of the property or entitlements become a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

SPORTING TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are included in the sale where available.

LOCAL AUTHORITY

West Berkshire Council
www.westberks.gov.uk

VIEWINGS

Interested parties may view the property unaccompanied and with details to hand, upon prior notification to the selling agent.

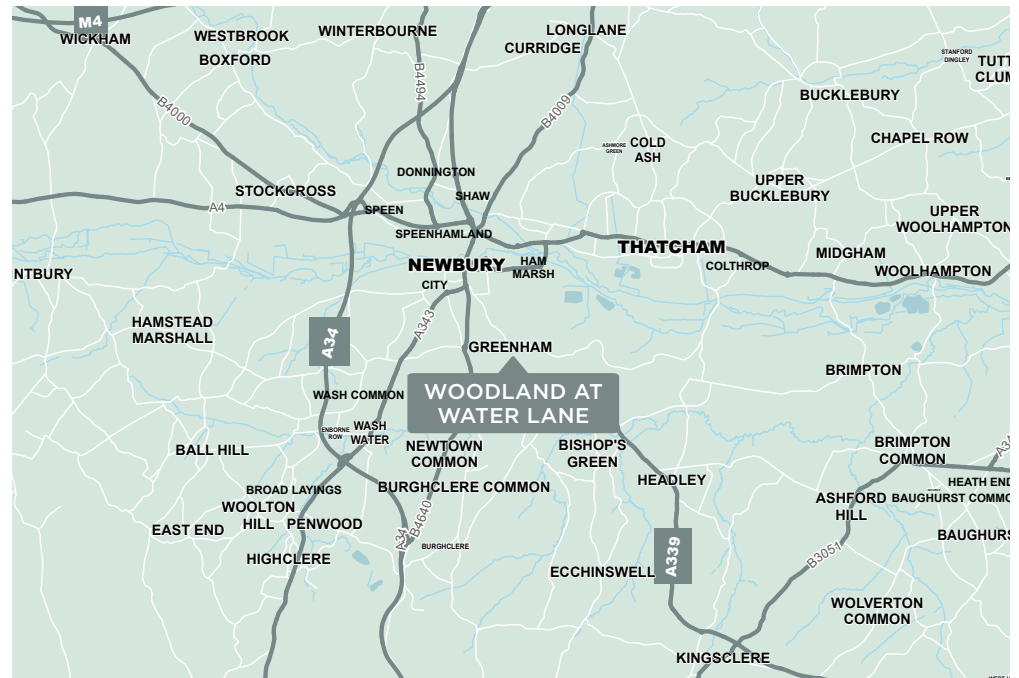
DIRECTIONS

From Newbury:

Take the A339 south from Newbury Town Centre for about 1.2 miles. At the Roundabout at the top of the hill take the first exit onto Pinchington Lane and continue on the same over a series of 3 roundabouts before taking the first exit at the 4th onto Greenham Road. Whilst the property will be on your right and identified by our for sale board continue for 150 yards and take Water Lane on the right hand side. Continue through bearing right again onto the dead end road where the property is again on your right opposite a line of houses.



///feels.exploring.critic



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IMPORTANT INFORMATION

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