



Land at Wallingford Road

STREATLEY, READING, BERKSHIRE

Carter Jonas

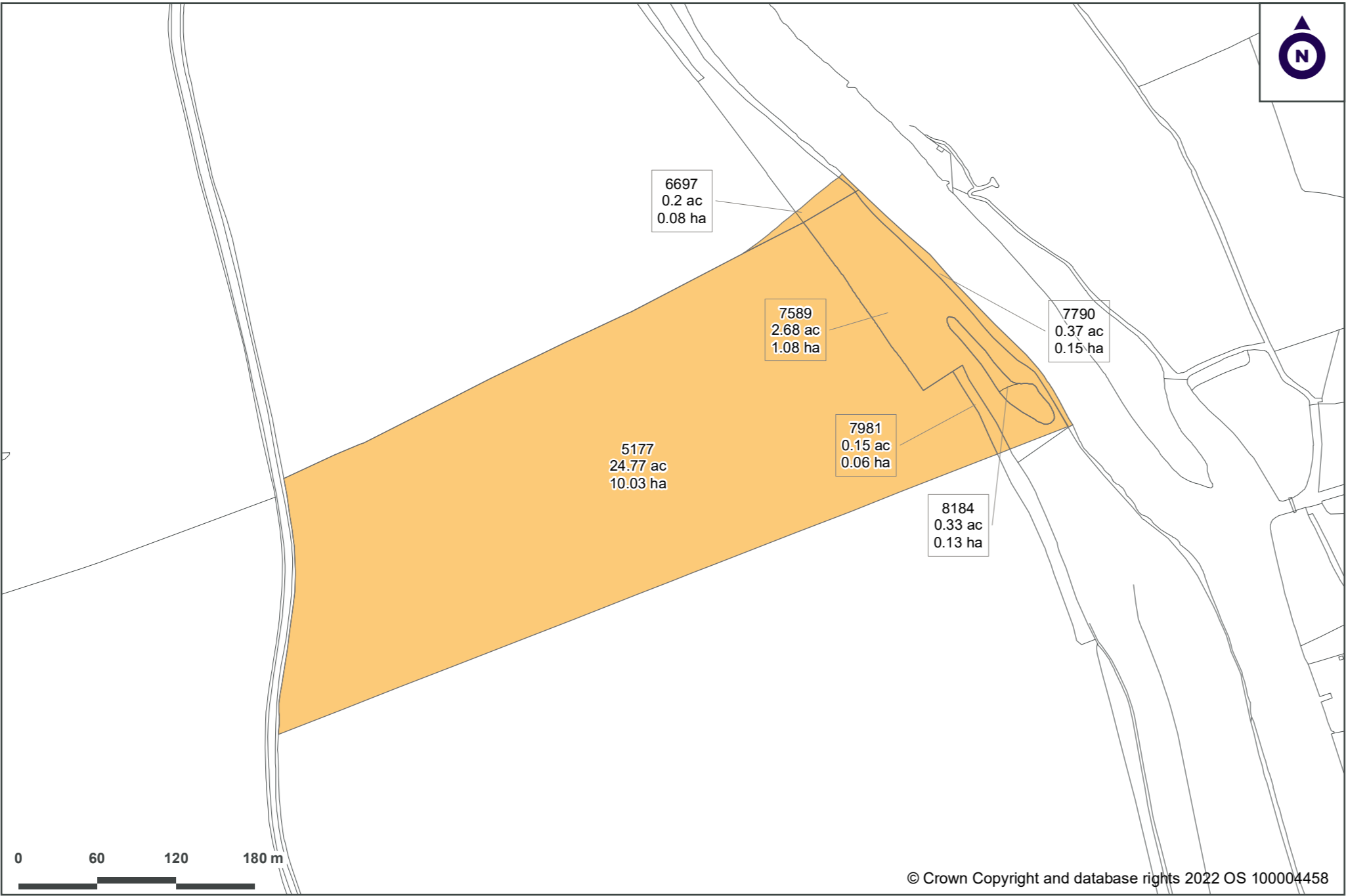
LAND AT
WALLINGFORD ROAD
STREATLEY
READING
BERKSHIRE
RG8 9PT

A rare opportunity to acquire
a section of River Thames
frontage with a desirable
parcel of pasture land.

The Land at Wallingford Road provides a
very rare opportunity to acquire circa 250m
of River Thames frontage together with a
single parcel of established pasture.

In all extending to 28.60 acres
(11.57 hectares).

For sale by private treaty as a whole.



LOCATION

The land is located almost equidistant
between Streatley and Moulsoford with
direct access from Wallingford Road.

LAND

Providing a very rare opportunity to
acquire a section of River Thames
frontage, the land extends to circa 28.60
acres (11.57 hectares) of established
pasture.

Classified as Grade 2 on the Agricultural
Land Classification Maps the land is
further characterised as having freely
draining lime rich loamy soils. Partially
enclosed by fences and hedges on the
northerly and southerly boundaries to
the east is the River Thames and A329
Wallingford Road to the west

METHOD OF SALE

The land is offered for sale by private
treaty as a whole.

TENURE & POSSESSION

The property is offered for sale freehold
with vacant possession available upon
completion.

BASIC PAYMENT SCHEME

Basic Payment Scheme entitlements
are not included within the sale.

DESIGNATIONS

The property is situated within a Surface
and Groundwater Nitrate Vulnerable Zone
(NVZ) and the North Wessex Downs Area
of Outstanding Natural Beauty.

ENVIRONMENTAL SCHEMES

The land is not included within any Environmental Stewardship Schemes.

SERVICES

There are no services connected to the land.

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.

The Thames path runs along the eastern boundary.

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 AUTHORITIES

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 the M4:

Leave the M4 at Junction 12 (Theale) and take Bath Road (A4) towards Newbury. At the second roundabout take the third exit towards Pangbourne on the A340. Follow the road to Pangbourne and take the first exit at the mini roundabout towards Streatley on the A329. Continue straight through the traffic lights in Streatley onto the A329 Wallingford Road. The land is located on the right after approximately 1 mile.



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NEWBURY

07880 084 633 | andrew.chandler@carterjonas.co.uk
51 Northbrook St, Newbury RG14 1DT

WINCHESTER

07875 368 392 | georgina.lorenzen@carterjonas.co.uk
3 Royal Court, Kings Worthy SO23 7TW

IMPORTANT INFORMATION

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