



Land at Ashampstead Lane

Bradfield, Berkshire

Carter Jonas

Land at Ashampstead Lane Bradfield Reading Berkshire RG7 6BH

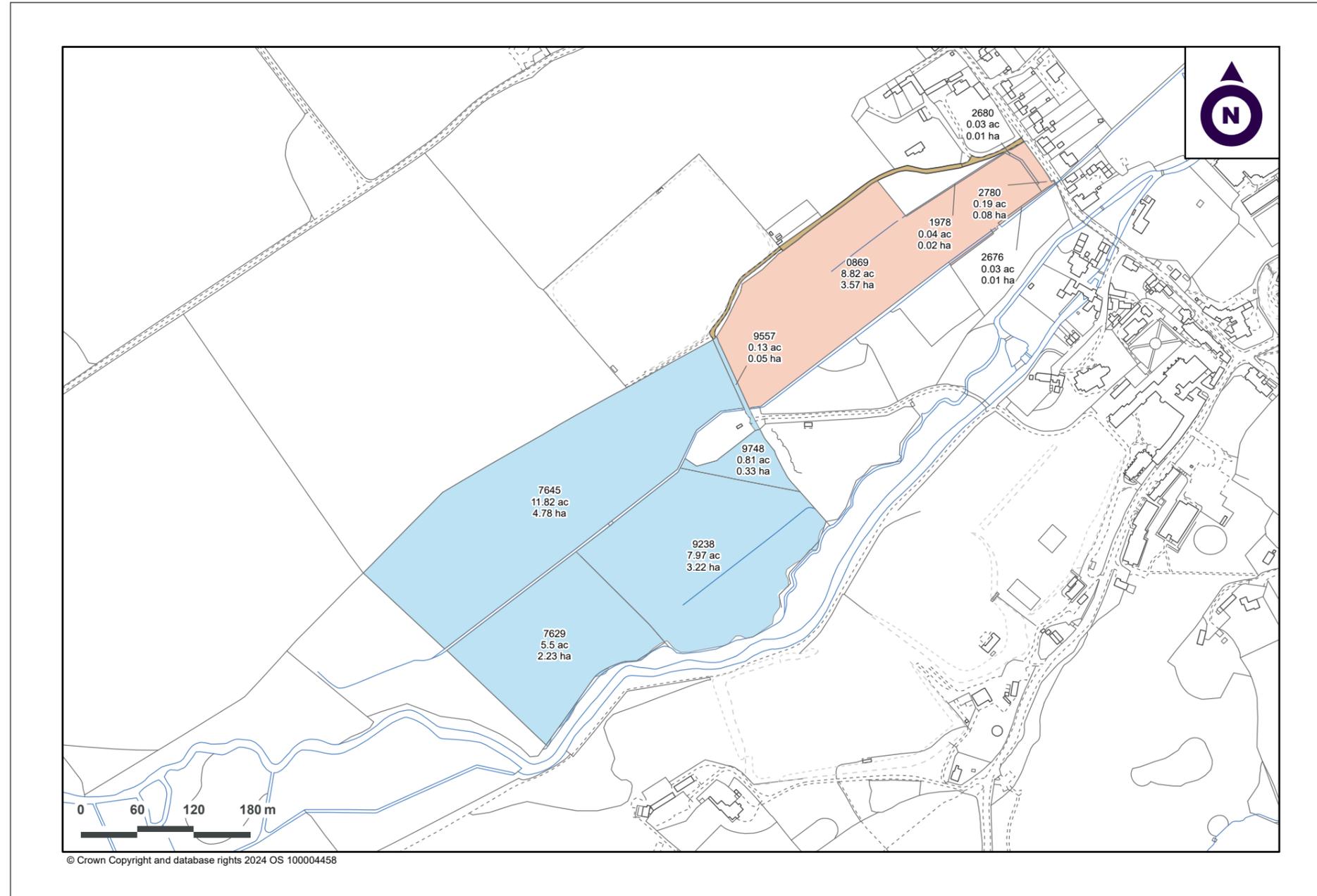
Road fronted paddock, pasture and water meadows in a popular edge of village location.

The Land at Ashampstead Lane provides an opportunity to acquire paddocks, pasture and water meadows on the edge of Bradfield, a desirable village in Berkshire. It benefits from road frontage to one parcel, some wooded areas and small streams throughout.

In all extending to about 35.35 acres (14.31 ha).

For sale by private treaty as a whole or 2 lots.

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Location

The land is located at Bradfield. Bradfield is an historic village believed to have Saxon origins. The village is conveniently located for easy access to Reading and Newbury as well as Pangbourne.

Amenities

The nearby Bradfield Southend benefits a local shop and post office, doctors surgery and Church of England Primary School.

Land

Comprising a road fronted paddock with additional pasture and water meadows the land has previously been used to graze livestock on an extensive basis. There are small streams throughout with wooded banks to the water courses.

Lot 1 - Approximately 9.12 acres (3.69 ha) of pasture with access directly from Ashampstead Road.

Lot 2 - Approximately 26.23 acres (10.61 ha) being a mix of about 12 acres (4.85 ha) of pasture with the balance being water meadows with a stream and ditch network within it linking eventually to the River Pang. Access is via a right over third party land from Ashampstead Road.

The land is split into several linked parcels and is most suited to its current use as livestock grazing but has potential for amenity, tree planting or BNG / natural capital purposes.

Method of Sale

For sale by private treaty as a whole or in 2 lots.

Tenure & Possession

Freehold with vacant possession available on completion barring the balance of an unexpired licence on a small parcel to the adjacent Bradfield School for use as part of its shooting ground. A Thames Water water level monitoring piezometer is located in Lot 1 under a licence. Further detail available on request.

Designations

The land sits within the North Wessex Downs area of outstanding natural beauty, the Berkshire Downs nitrate vulnerable zone and a site of special scientific interest impact zone.

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.

We are not aware of any wayleaves, easements, or rights of way across the land.

Services

The mains water supply serving the land originates from third party property and as such will be discontinued on completion. It is our expectation that water may be available to Lot 1 in the adjacent highways maintained roads but prospective purchasers are to make their own enquires as to availability and connection.

Health & Safety

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

Sporting Timber & Mineral Rights

The mineral, sporting and timber rights are included in the sale of the freehold in so far as that are owned.

Local Authority

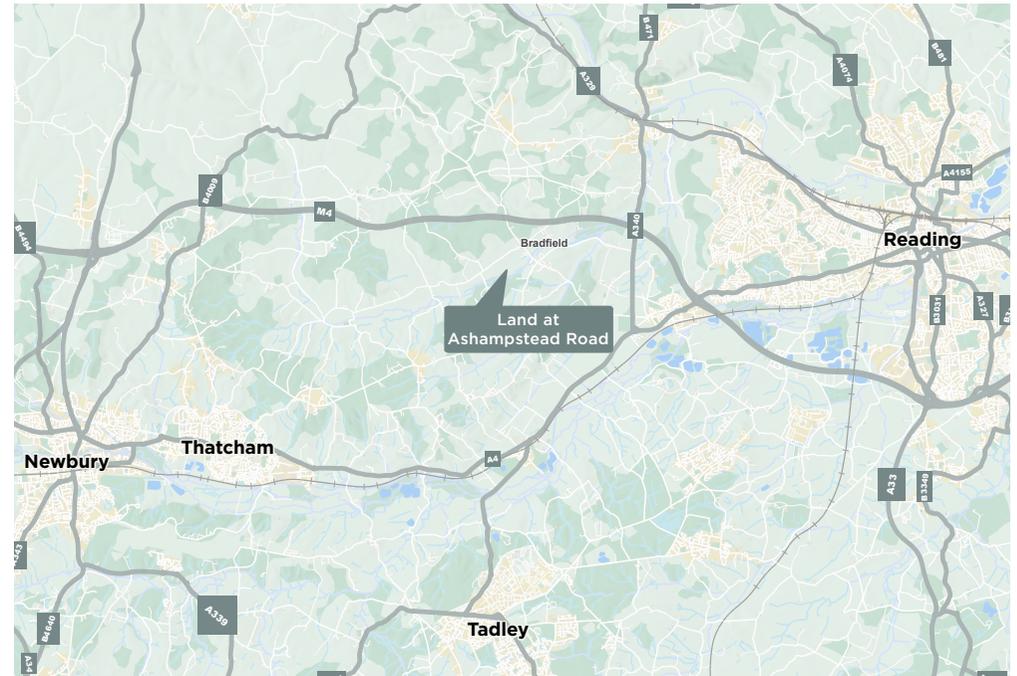
West Berkshire Council
www.westberks.gov.uk

Viewings

Viewings are unaccompanied but on prior notification to the selling agent.

Directions

From Theale Head west onto Bath Road, taking the third exit on the roundabout heading onto the A340. Take the first left on to Common Hill. Continue straight through Bradfield village and the gate is set back from the road on your left past the River Pang.



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Important Information

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