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SIMMONS & SONS

36.64 acres (14.83 ha) of land at Spencers Wood
Beech Hill, Reading, Berkshire

Guide Price £790,000
For Sale as a whole or in up to 3 Lots

Land at Spencers Wood

Beech Hill

Reading

RG7 1HR

For sale as a whole or in up to 3 Lots

Description

The land is situated directly off Beech Hill Road to the south west of Spencers Wood. The land is approximately 36.64 acres. All boundaries are fenced and the land is permanent pasture.

The land is offered as a whole or in up to 3 separate lots.

Lotting is as follows:

Lot 1: 11.23 acres Guide Price: £280,000

Lot 2: 13.01 acres Guide Price: £260,000

Lot 3: 12.40 acres Guide Price: £250,000

All boundaries are fenced and Lot 1 is enclosed by trees on all sides. Soils are free draining with a loamy and clayey texture. They are classified as Grade 3 (Good to Moderate) Agricultural Land.

Tenure

Lot 1: Vacant possession, has historically been let for 14 days per year for car boot sales.

Lot 2: Currently let on a Farm Business Tenancy to a local farmer (expires 30/9/2023).

Lot 3: Currently let on a Farm Business Tenancy to a local farmer (expires 30/9/2023).

Directions

From Reading/ North:

From J11 of the M4 head south on the A33 towards Basingstoke. After approx. 1.5 miles turn left onto Whitehouse Lane. Lot 1 is to the left and Lot 2 to the right. To access Lot 3, take the first right onto Yew Tree Lane. Access is off Yew Tree Lane, just before it meets Beech Hill Road through the gates on the right.

From Beech Hill South:

Following Beech Hill Road heading north, go over the bridge on the A33. Yew Tree Lane is the first left, where the gateway to Lot 3 is located on the left. At the end of the road, turn left onto Whitehouse Lane, towards the end of the lane access to Lot 1 is on the right and Lot 2 to the left.

Method of Sale

The land is offered for sale by Private Treaty with vacant possession.

Access and Services

Access is direct via gateways along Whitehouse Lane and Yew Tree Lane. It is not believed that there is any water supply. There is no electricity supply to the land, but mains electricity is located along Beech Hill Road and at the Yew Tree Farmhouse so could be connected.

Overage

There will be no uplift or overage clause on this parcel of land.

Rights of Way

There are no public rights of way across the property.

Mineral and Sporting Rights

It is believed that all Mineral and Sporting Rights are in hand.

Local Authority

Wokingham Borough Council

Civic Offices

Shute End

Wokingham

Berks RG40 1BN

T: 01189 746000

Viewings

The site is open to public view, however, prior to any inspection, the agents request that any such party advise the agents on their intentions.

Parties are advised to take a copy of these sales particulars in order that they are familiar with the extent of the ownership.

Please register your interest with:

Simmons & Sons Surveyors LLP

12 Wote Street

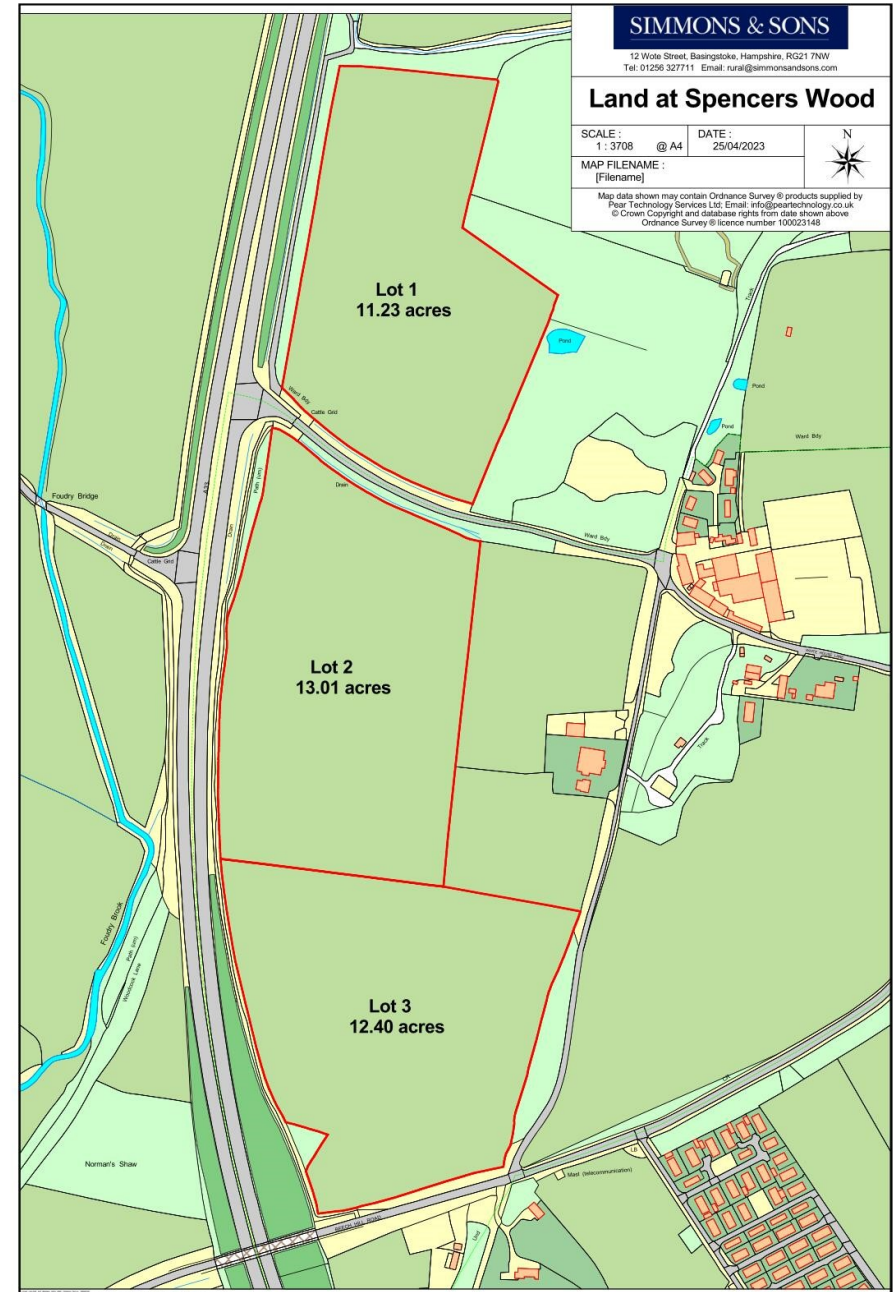
Basingstoke

Hants RG21 7NW

Fergus Hodge MRICS FAAV

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LOT 1



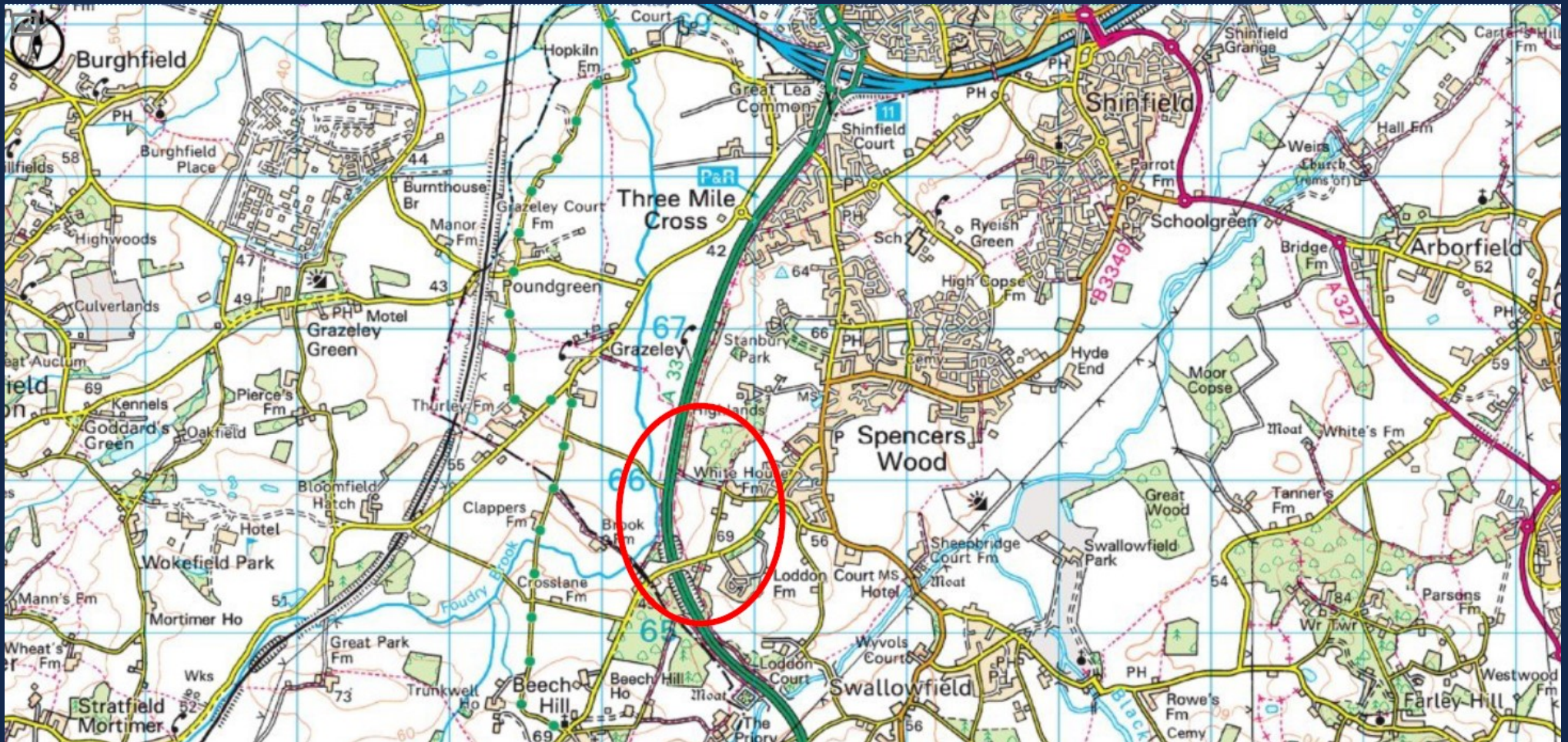
LOT 2



LOT 3



LOT 3



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