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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

Land at the junction of Warren Lane and Finchampstead Road
Approx 0.35 of an acre of roadside land

Guide Price £100,000
For Sale as a whole by Private Treaty

Land at the junction of Warren Lane
and Finchampstead Road
Wokingham



Situation

The land is located to the west of the Finchampstead Road close to the junction with Warren Lane.

The market town of Wokingham is approximately 3.4 miles away and offers a wide range of shops, restaurants and bars. A comprehensive range of facilities are available at nearby Reading 9.9 miles and Bracknell 6.6 miles.

What3Words to entrance: ///wacky. Shocks.entitles

Directions

From Wokingham take the A321 southwest towards Finchampstead. Continue under the railway bridge and at the second roundabout take the B3016 towards Finchampstead. Continue on this road until the second roundabout. Take the B3016 onto Finchampstead Road signposted Finchampstead where the land will be found on the left hand side just after the turning to Warren Lane.

Description

The land is shown coloured in red on the plan and extends to approximately 0.35 acres with open areas interspersed by oak trees. The land is setback from the roadside by a neighbouring strip and only has access onto Warren Lane.

Simmons & Sons are also selling the neighbouring land between this land and the Finchampstead Road which is shown coloured in blue.

The property is offered for sale as a whole by Private Treaty.

Restrictions, Rights of Way and Easements

There are no public rights of way crossing the property.

Tenure

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

Planning

The land is situated within the administrative area of Wokingham Borough Council but is outside of the Green Belt and outside of an Area of Outstanding Natural Beauty (AONB).

Timber, Mineral, Sporting Rights and Services

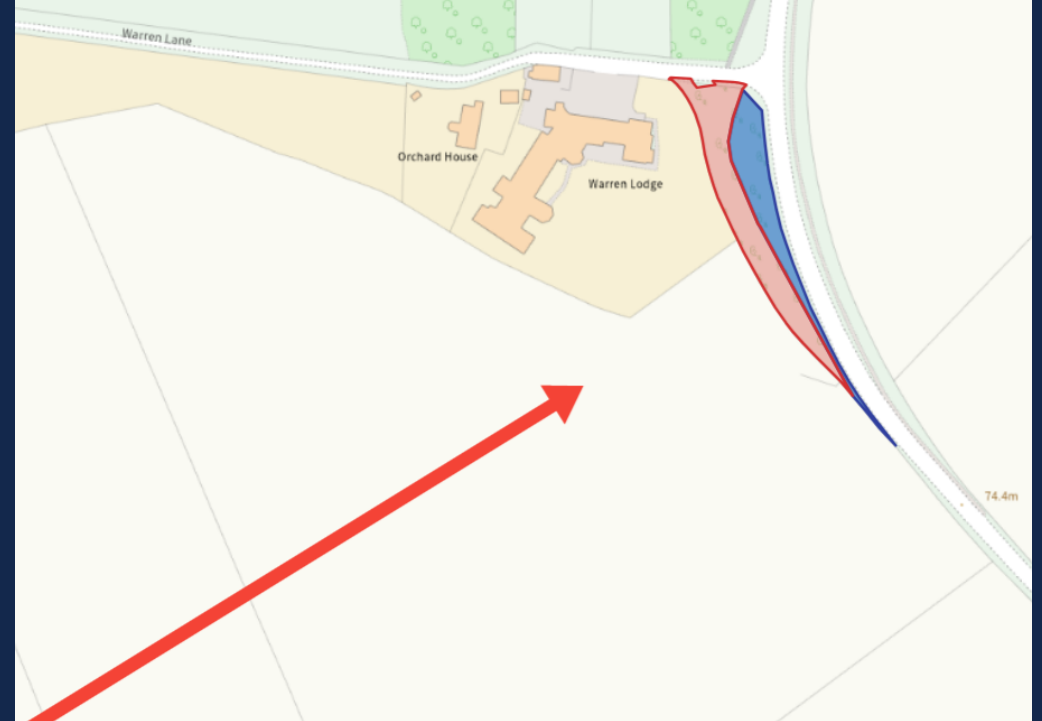
The timber, mineral and sporting rights are included in the sale insofar as they are owned.

Services

We believe that there are no services connected to the land.

Health and Safety

The property will be available for viewing at any reasonable time. We would ask prospective purchasers to carry a copy of the sales details and to register with the Agents before visiting the property.



Please register your interest with:

Simmons & Sons Surveyors LLP

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Kerry Clarke MRICS FAAV

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Local Authority

Wokingham Borough Council

Civic Offices

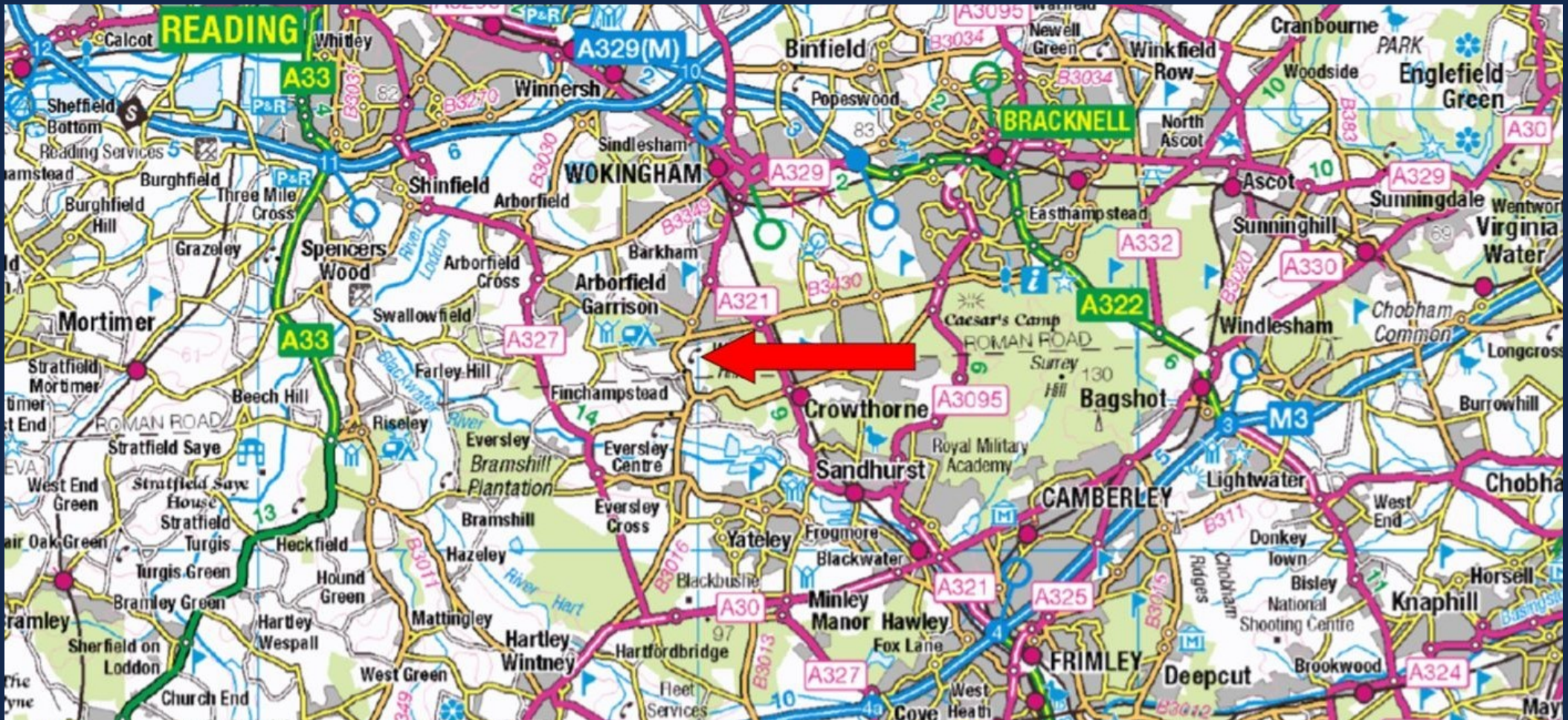
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