

Trusted since 1802
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



4.77 acres (1.93 ha) of Paddock Land
Church Road, Tadley, Hampshire

Guide Price £100,000
For Sale as a whole

**Land at Church Road
Tadley, Hampshire
Nearest Postcode RG26 3AU**

For sale as a whole

Description

The land is situated on the south west edge of the village of Tadley and south east of Baughurst directly off Church Road. The land is approximately 4.77 acres (1.93ha). The majority of the boundaries are identified via hedgerows.

The land is offered as a whole:

4.77 acres - Permanent Pasture - Guide Price: £100,000

Soils are free draining, slightly acidic with a clay loam texture. The land is classified as Grade 3 (Good to Moderate) Agricultural Land.

Tenure

Freehold with Vacant possession.

Method of Sale

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

Overage

There will be no uplift or overage clause on the land.

Rights of Way

There are no public rights of way across the property.

Directions

What 3 Words: <https://what3words.com/drawn.rob.es.lock>

Access and Services

Access is by gateway via Church Road. There is currently no electrical or water supply to the land. There is mains water adjacent to the property, therefore, a supply could be installed.

Mineral and Sporting Rights

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



Local Authority

Basingstoke and Deane

Civic Offices

London Road

Basingstoke

RG21 4AH

T: 01256 844844

Viewings

The site is open to viewings.

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:

Fergus Hodge MRICS FAAV

E: fhodge@simmonsandsons.com

T: 01256 327711

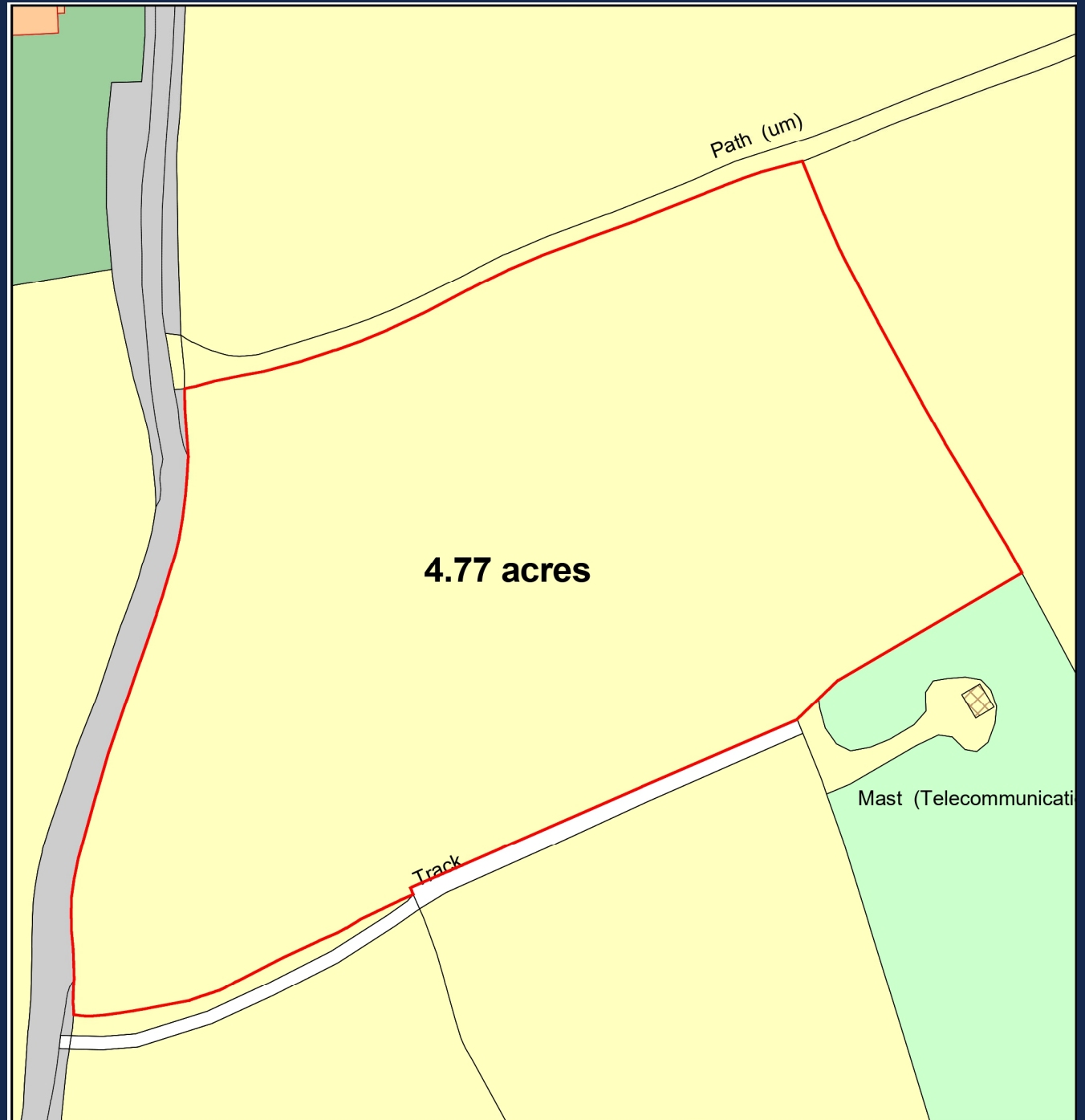
Simmons & Sons

12 Wote Street

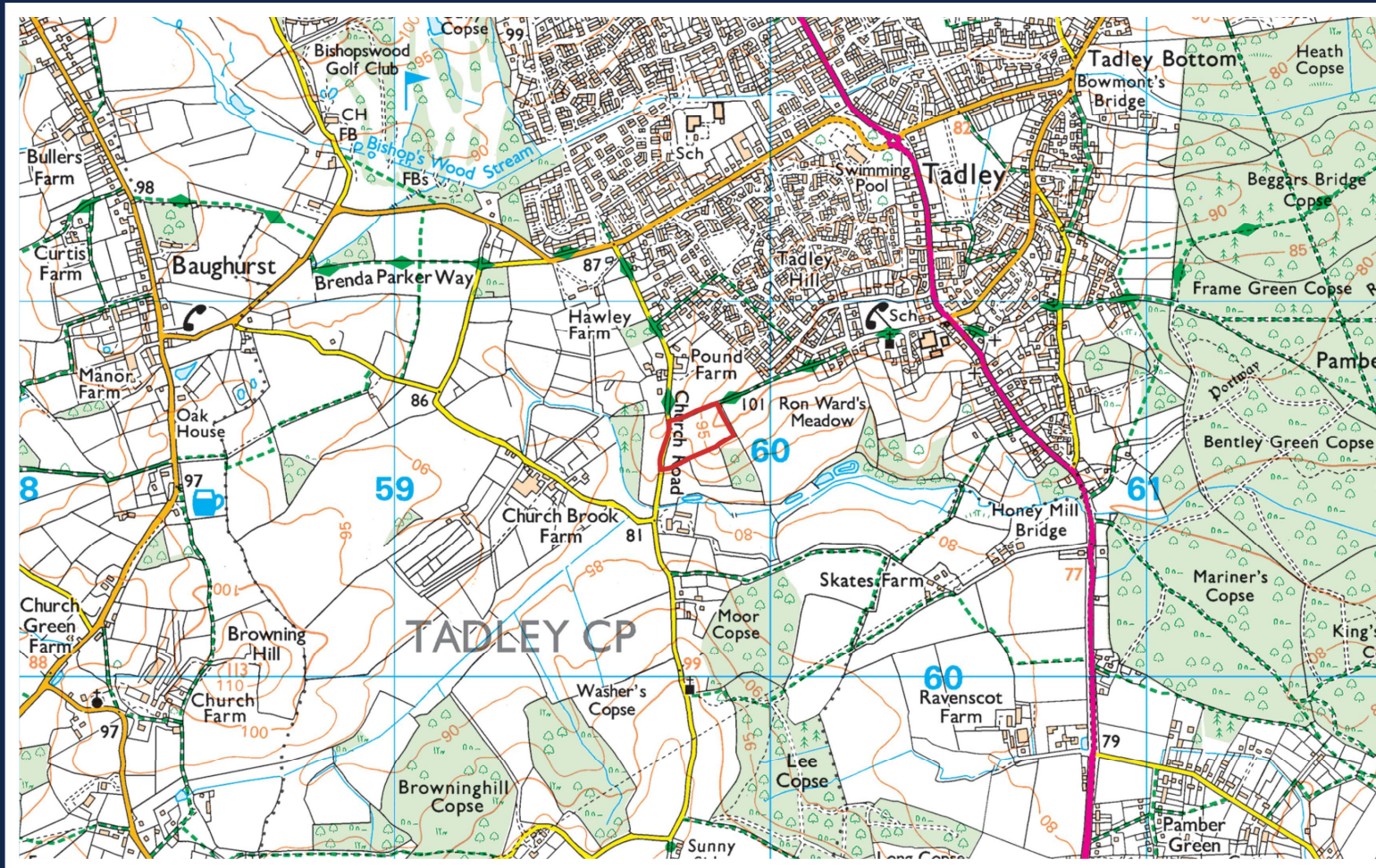
Basingstoke

Hants RG21 7NW

28th September 2023







Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

sales • lettings & management • commercial • development • rural

32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01488 418151