

Enborne, Nr Newbury

Approximately 98 Acres



Enborne 98 acres available as a whole or in lots, for sale by private treaty

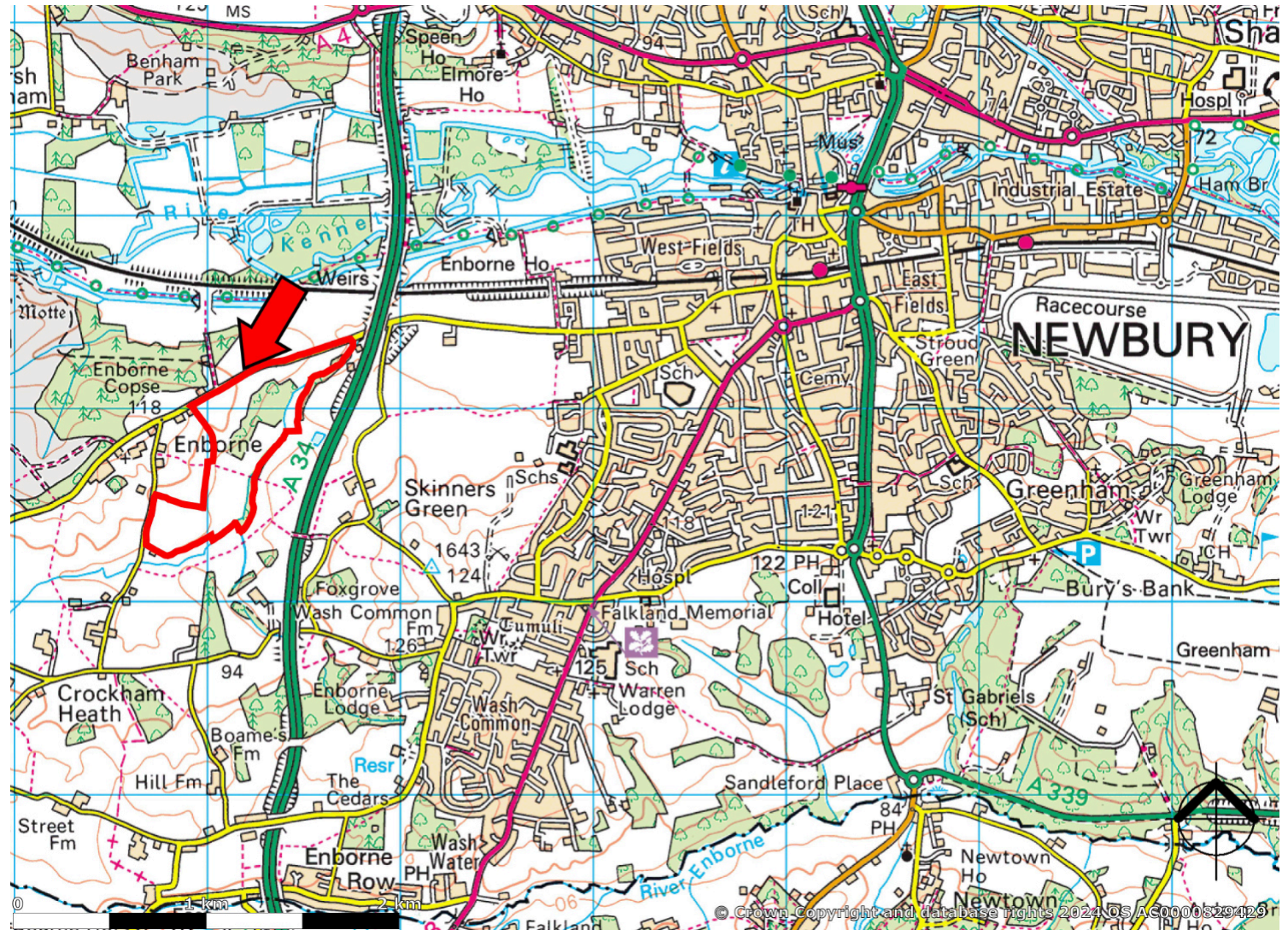
Location and description

This Property is situated approximately 1 mile southwest of Newbury and on the east and south sides of the picturesque village of Enborne. Newbury is a large town with all modern facilities (religions, education, shopping and recreation). With close access to the A34 leading South towards Southampton or North towards Oxford.

What3words: puppy.saints.fries

Background

The farm dates back historically, to when it was part of Lord Craven's estate. There is also believed to be the site of a former Isolation Hospital for Newbury (in Lot 4). The property has been in the present private ownership for 47 years and is therefore offers a rare opportunity to buy land in the Enborne area.



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Method of Sale

The 98 acres is available as a whole, or in lots, for sale by private treaty. The Owners have identified four prime lots, but each could be subdivided to meet specific interest, subject to any provisions outlined below. Further details are available from the vendors agent.

Lot 1 : Sands

Approx. 18 acres £400,000

Lot 2: Park

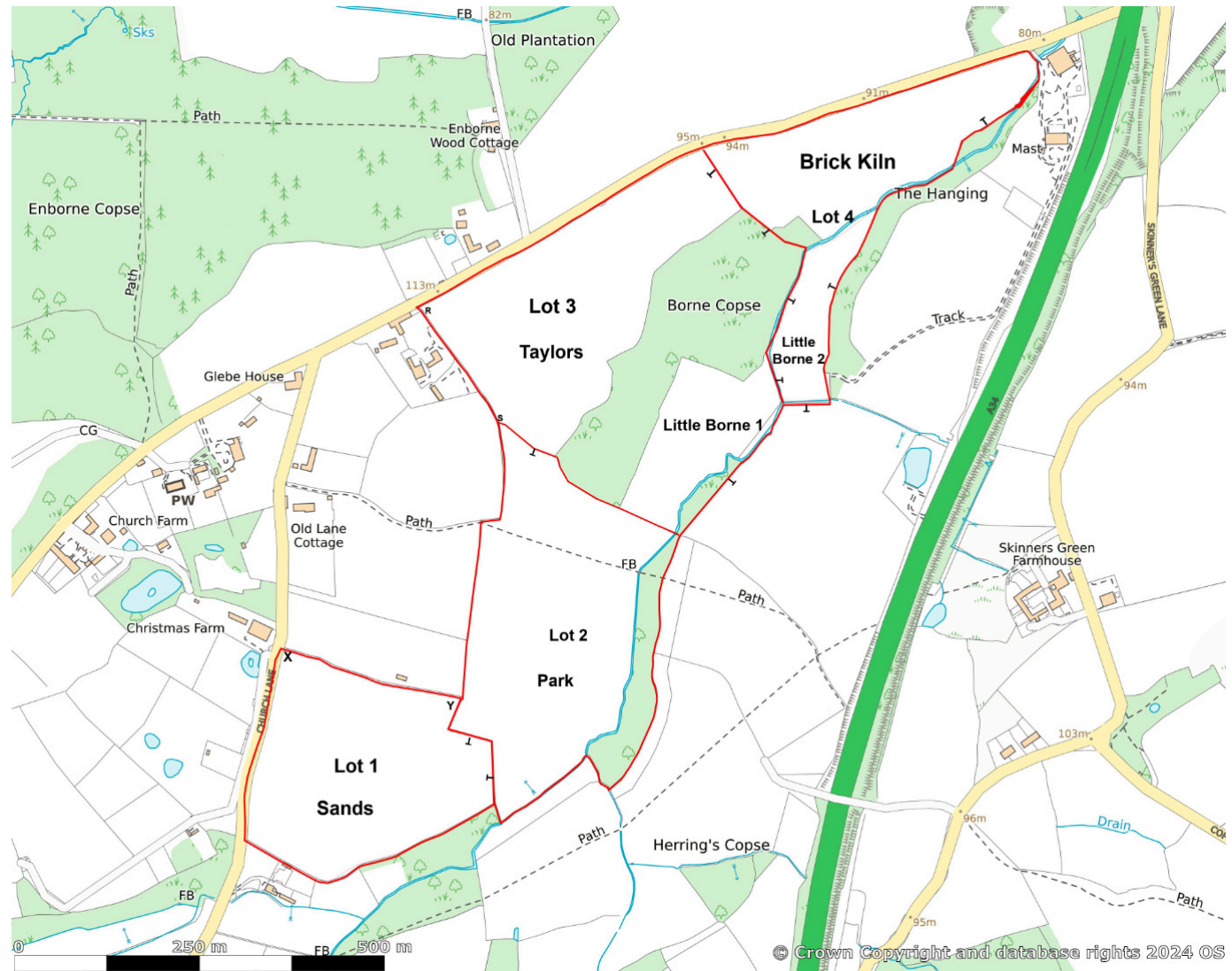
Approx. 25 acres £525,000
(access via X-Y through Lot 1 or via R-S through Lot 3)

Lot 3: Taylors, Borne Copse & Little Borne 1

Approx. 27.5 Acres £700,000

Lot 4: Brick Kiln & Little Borne 2

Approx. 17.5 Acres £375,000



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Boundaries

Boundaries: Where the ownership is known and as lotted, these are shown as marked 't' on the plan.

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Services

Lots 1, 3 and 4 have mains water available; Lot 2 has natural water from the stream.

Sporting, timber and mineral rights

All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

Valuation

The Property will be taken as seen and there will be no claim for tenant right matters nor claim for dilapidations by the seller or the buyer; The baled hay and temporary cattle barriers on site will be removed before completion. The entitlements to the Basic Payment are not included in the sale.

Overage

An overage clause will apply to the Property. Further details are available from the vendor's agent upon request.

Wayleaves, easements and rights of way

The property is being sold subject to and with 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

quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. There is specifically one public footpath across Lot 2.

Local Authority

West Berkshire Council
(01635 551111)

Viewing

Strictly by confirmed appointment with the seller's agents.

Health and Safety

Given the potential hazards of a working farm and also the natural lie of the land, we ask you to be as vigilant as possible when making your inspection for your own personal safety.





Sands (Lot 1)



Park (Lot 2)



Brick Kiln (part of Lot 4)



Taylor's (part of Lot 3)



Borne Copse (part of Lot 3)



Little Borne 2 (part of Lot 4)



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