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**SIMMONS & SONS**

## Land at Cane End, Reading Road, Oxfordshire, RG4 6JP

41.53 Hectares (102.63 Acres) of Arable, Permanent Pasture and Woodland

Available as a Whole or in Two Lots

Guide Price: £1,750,000

Freehold



# Land At Cane End

## Oxfordshire

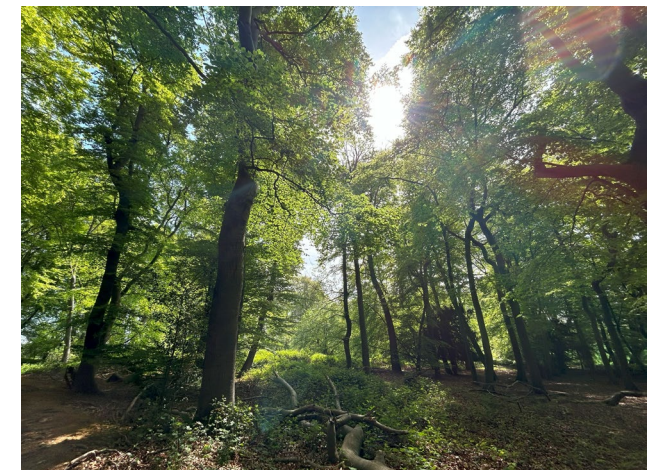
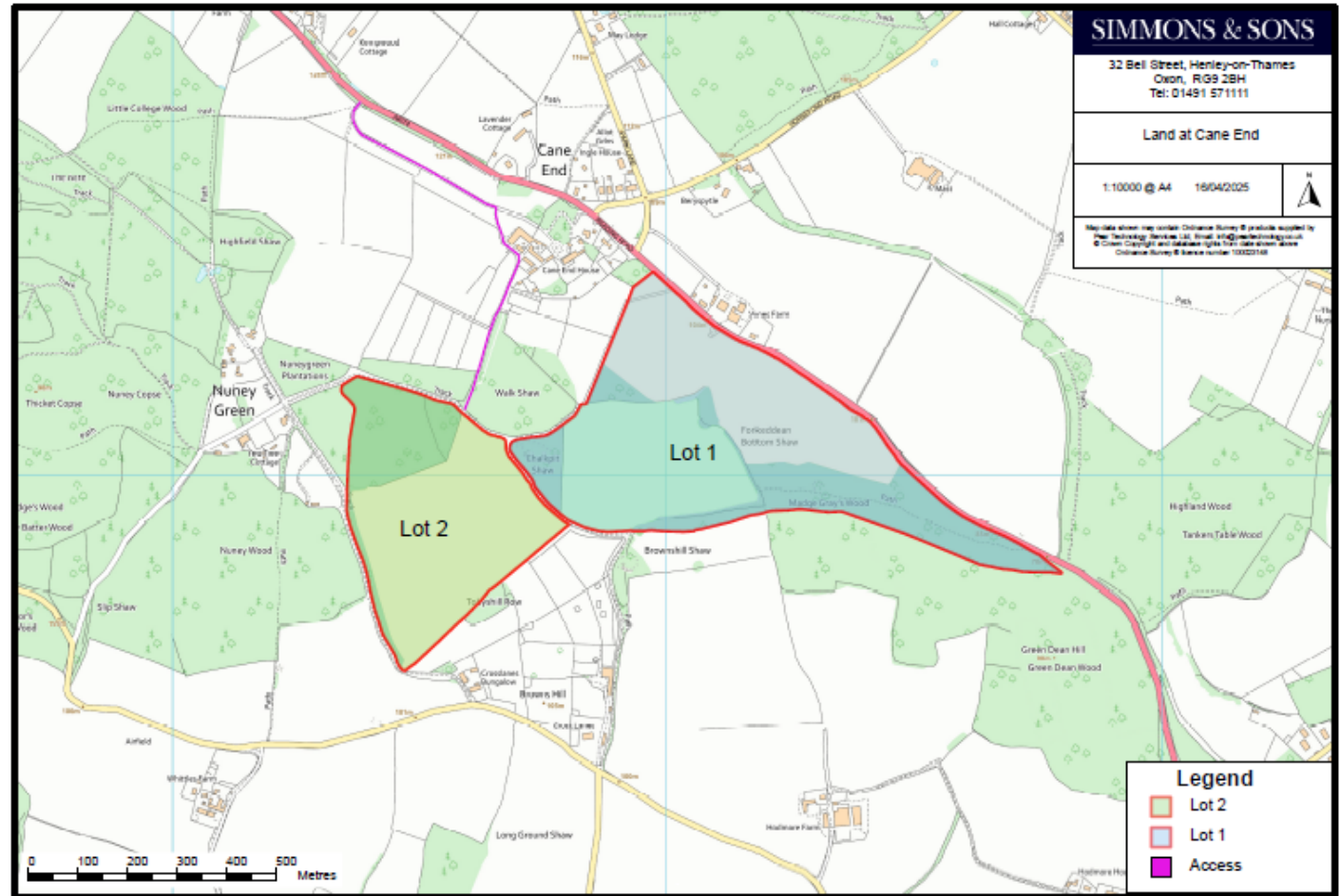
### RG4 7UN

- For Sale as Whole or in Two Lots
- Lot 1: 26.09 ha (64.47 acres) with Separate Access off Reading Road
- Lot 2: 15.44 ha (38.16 ac) with Separate Access via Cane End House off Reading Road (coloured purple on the Sale Plan opposite)
- Significant Diversification Opportunities
- Good Quality Arable and Pastureland and Woodland
- As a Whole 41.53 ha (102.63 ac)

A rare opportunity to purchase a block of land as a whole or in two lots located in a picturesque setting and benefitting from excellent connections to Reading, London and The West. The land offers unique strategic development and diversification opportunities to include green energy, long-term development, biodiversity net gain, amenity and diversified agriculture.

## SITUATION

The land is located to the north of Reading and on the southern edge of Cane End village.







## SERVICES

There are no services connected to the land. Interested parties are advised to undertake their own enquiries regarding services connection and utilities.

## ACCESS

Access to the Property is gained via a pair of timber field gates off the public highway known as Reading Road. A separate right of access is via Cane End House as shown on the plan contained within these particulars.

Public footpath 266/6/20 runs north to south over the land. Bridleways 266/27/30 and 266/30/10 run along the western and southern boundaries. The land is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplied and other existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## PLANNING

The land offers the potential for diversification projects and long-term strategic development. Interested parties are advised to make their own enquiries in respect of planning matters.







## DIRECTIONS

From the A4074 at Reading and Caversham, continue north through Chazey Heath towards Cane End where the property may be found on the left. A For Sale board will be located at the main entrance.

What3Words: snowmen.hatter.providing

## LOCAL AUTHORITY

South Oxfordshire District Council

## VIEWINGS

Strictly by appointment only with Simmons & Sons, Henley-on-Thames

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**Date of Particulars: May 2025**

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