



Land at Bradfield Southend

Bradfield, Berkshire

**Carter Jonas**

# Land at Bradfield Southend Bradfield Berkshire RG7 6AF

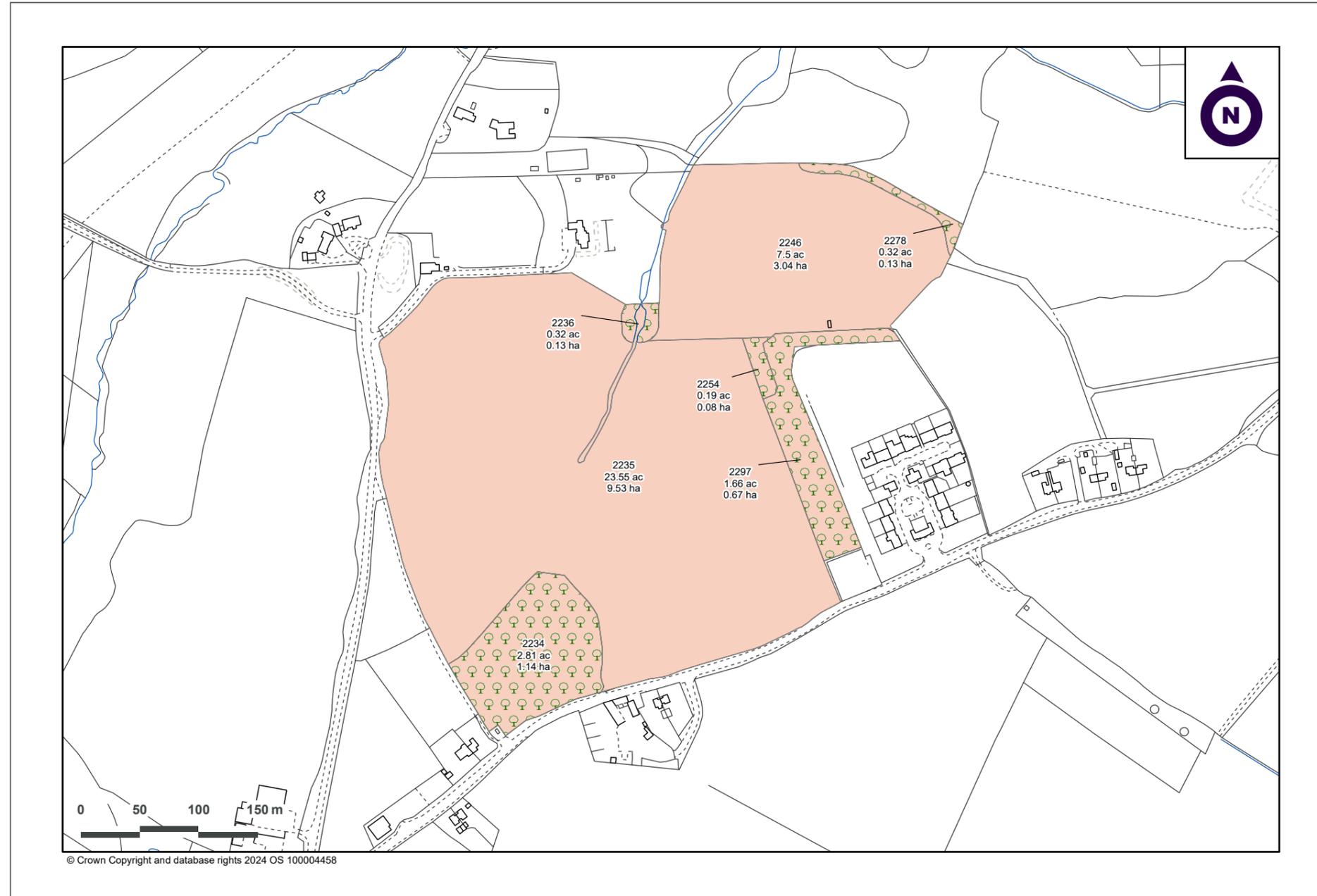
## Road fronted organic pasture with wooded enclosures.

The Land at Bradfield Southend is an attractive parcel of newly established organic pasture as well as a smaller parcel of more permanent pasture together with wooded enclosures. Located in a desirable village in West Berkshire the land is suited to a mix of grazing, mowing or alternative amenity uses.

In all extending to 36.16 acres (14.63 ha).

For sale by private treaty as a whole.

Carter Jonas



## Location

Bradfield Southend is a small village in West Berkshire. It is conveniently located with easy access to Newbury and Reading as well as Pangbourne.

## Amenities

Bradfield Southend has an active community with a local shop and post office, doctors surgery and Church of England Primary School.

## Land

The land consists of permanent pasture split into two linked parcels extending to 31.05 acres (12.57 ha). Part is currently in grass ley but is classified as organic arable land, and the remainder is pasture. There are also some wooded areas extending to 5.11 acres (2.06 ha).

The land is fenced and hedged to all boundaries with a single access point.

## Method of Sale

For sale by private treaty as a whole.

## Tenure & Possession

For sale freehold with vacant possession.

## Designations

The land sits within the North Wessex Downs area of outstanding natural beauty and a site of special scientific interest impact zone.

## Services

The mains water supply serving the land originates from third party property and as such will be discontinued on completion. It is our expectation that water may be available in the adjacent highways maintained roads but prospective purchasers are to make their own enquires as to availability and connection. Wayleaves crossing the land enabling an electricity connection subject to costs.

## Wayleaves, Easements & Rights of Way

There are some wayleaves crossing the land and a footpath just outside the western boundary.

## Health & Safety

All viewings are carried out at the risk of the viewer and neither the selling agent nor the vendor takes responsibility.

## Local Authority

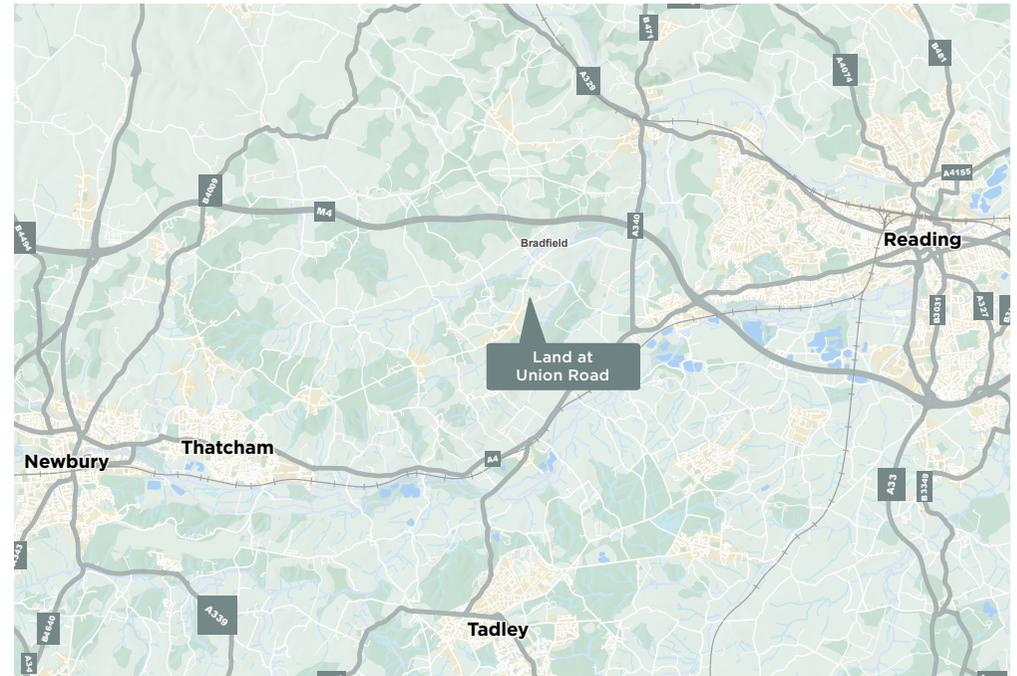
West Berkshire Council  
[www.westberks.gov.uk](http://www.westberks.gov.uk)

## Directions

From Theale Head west onto Bath Road, taking the third exit on the roundabout heading onto the A340. Take the first left on to Common Hill. Continue straight and then turn left onto Union Road. Take the first right after Bradfield Social Club onto Unnamed Road and the land is on the right.



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## Winchester

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