

# FOR SALE

**4.33 ACRES OF MEADOW LAND WITH RIVER  
FRONTAGE**

**HENLEY/WARGRAVE ROAD, WARGRAVE, READING, BERKSHIRE**



**GUIDE PRICE: £275,000**

**Tel: 01628 777666**

**The Old Dairy, Hyde Farm, Marlow Road, Maidenhead, Berkshire, SL6 6PQ  
[www.pskrural.co.uk](http://www.pskrural.co.uk)**



*Note: These sales particulars are produced in good faith, having been prepared only as a general guide. PSK give notice that they do not constitute any part of a contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings if any.*

# 4.33 ACRES OF MEADOW LAND WARGRAVE, BERKSHIRE

## Introduction

An attractive parcel of meadow land extending to 4.33 acres with 143 metres of river frontage and a small island. The land is agricultural but has high amenity value. There is an opportunity for wildlife; to grow additional wild flowers and/or trees; or to fish, kayak or canoe along the river. It also has the potential for grazing.

## Location

The property is within a rural location but ideally situated 1 mile north of the village of Wargrave, 2.7 miles south east of Henley-On-Thames and 8 miles north east of Reading. The land is within walking distance of pubs and cafés, Hennerton Golf Club and Henley Sailing Club.

## Hennerton Backwater

The land abuts Hennerton Backwater which is a narrow backwater of the River Thames. The backwater spans a mile and a half and has been cleared over recent years in order that it is navigable by small boat users, canoeists, kayakers and paddle boards. There is a low bridge carrying Willow Lane over its upstream end to the south which restricts larger boats.

## The Land

The land comprises of soils classified as Frilsham which is described as well drained mainly fine loamy soils over chalk, some calcareous. Shallow calcareous fine loamy and fine silty soils in places.

There is a mix of grassland, wild flowers and trees planted by previous owners with the opportunity to plant more.

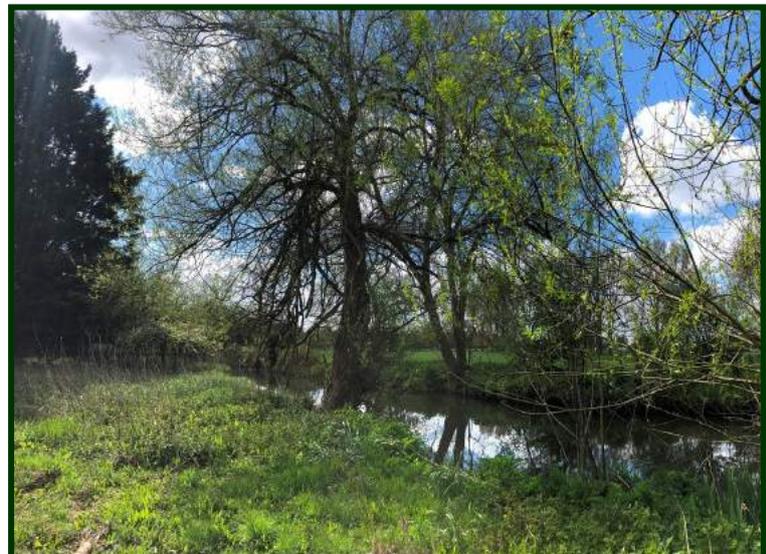
## Access

The property is accessed off Henley/Wargrave Road via a wooden five-bar gate on the eastern boundary. A planning application is currently being assessed for improving the access by the laying of GeoGrid Standard Reinforced Surfacing within the existing access.

## Planning and Development

The property is located in the administration area of Wokingham Borough Council. The land is designated as Green Belt and Countryside with part of the land designated as a Local Wildlife Site. The Environment Agency Flood Map designates the higher, eastern part of the land within Flood Zone 1 (low probability of flooding) and the lower, western part of the land as falling within Flood Zone 3 (high probability of flooding).

There may be an opportunity to submit a planning application for the erection of a small boathouse on the river frontage.



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## Services

There are currently no services available on the land, however, it is understood that water and electricity are in the area.

## Method of Sale

The property is being offered for sale as a whole.

## Tenure

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

## Plans, Areas and Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchasers will be deemed to have satisfied themselves of the land as scheduled. All quoted areas, measurements and distances are approximate.

## Boundaries

The vendors and the vendor's agent will do their best to specify the ownership of the boundary hedges, fences and ditches but will not be bound to determine these. The purchaser(s) will have to satisfy themselves as to the ownership of any boundaries.

## Wayleaves, Easements, Covenants and Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed. The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

There are no public rights of way across the land.

## Value Added Tax

All guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or a part of it or any right attached to it becomes chargeable for the purposes of VAT such tax will be payable by the purchaser.

## Sporting Rights & Mineral and Timber Rights

These are included insofar as they are owned.

## Local Authority

Wokingham Borough Council, Shute End, Wokingham, RG10 1BN.

## Viewings

By prior appointment with Pike Smith & Kemp Rural.

## Contact

Eva Gascoigne or John Hunt on 01628 777666 for further details.



# SALE PLAN



# LOCATION PLAN

