



Land at Pebble Lane

Winterbourne, Berkshire

Carter Jonas

Land at Pebble Lane Winterbourne Berkshire

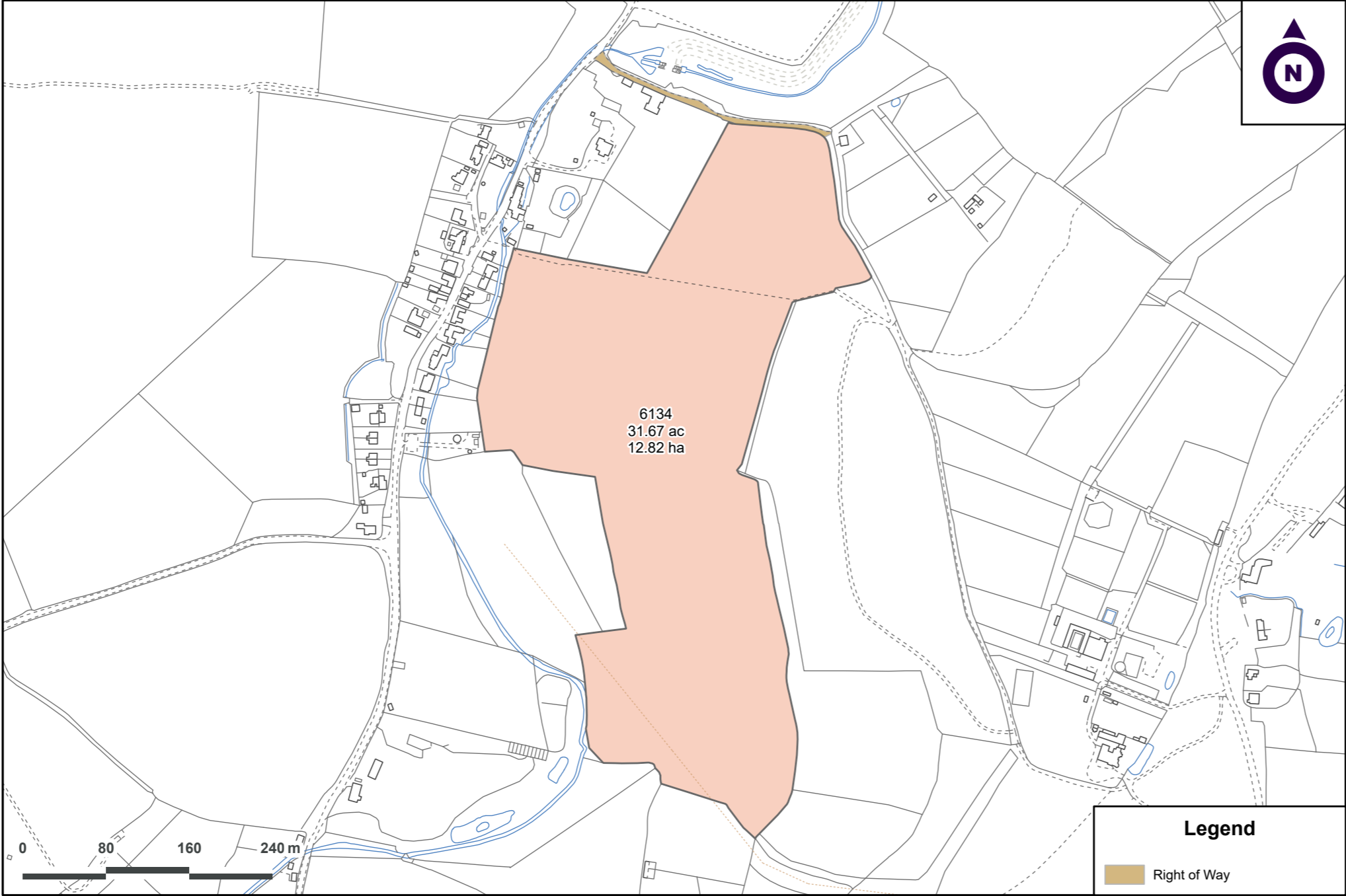
Undulating block of village edge pasture in the North Wessex Downs.

Located east of the village of Winterbourne in West Berkshire the land comprises a single, ring fenced block of pasture. Benefiting from vehicular access via a right of way from Pebble Lane the land is well suited to grazing, equine, environmental and amenity purposes.

In all extending to 31.67 acres (12.82 hectares).

For sale by private treaty as a whole.

Carter Jonas



© Crown Copyright and database rights 2025 OS 100004458



Location

The land at Pebble Lane is located in Winterbourne, a village north of Newbury.

Land

The land comprises a singular block of undulating pasture on the village edge. Being grade 3 it is suitable for grass or arable cropping, and further characterised as being partly freely draining slightly acid but base rich soils.

The boundaries are a mixture of mature hedgerows and fencing and access is by a formal right of way over Pebble Lane.

Method of Sale

For sale by private treaty.

Tenure & Possession

For sale with the benefit of vacant possession.

Designations

The land is within The North Wessex Down National Landscape and a Nitrate Vulnerable Zone.

Services

We are not aware that services are connected to the land.

Wayleaves, Easements & Rights of Way

The property is sold subject to 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 proposed wayleaves, from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

There is a footpath running directly across the northern boundary, which heads south and through into third party land and then crosses back over the land diagonally from the south-western boundary towards the south-eastern boundary. There are electricity wayleaves across the land.

Health & Safety

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

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that

a sale of the property or any lot or part of the property or entitlements become a chargeable supply for the purposes of VAT, such tax will be payable (or become payable) by the purchaser in addition to the purchase price.

Sporting Timber & Mineral Rights

Sporting, mineral and timber rights are included within the sale where available.

Local Authorities

West Berkshire County Council
www.westberks.gov.uk

Viewings

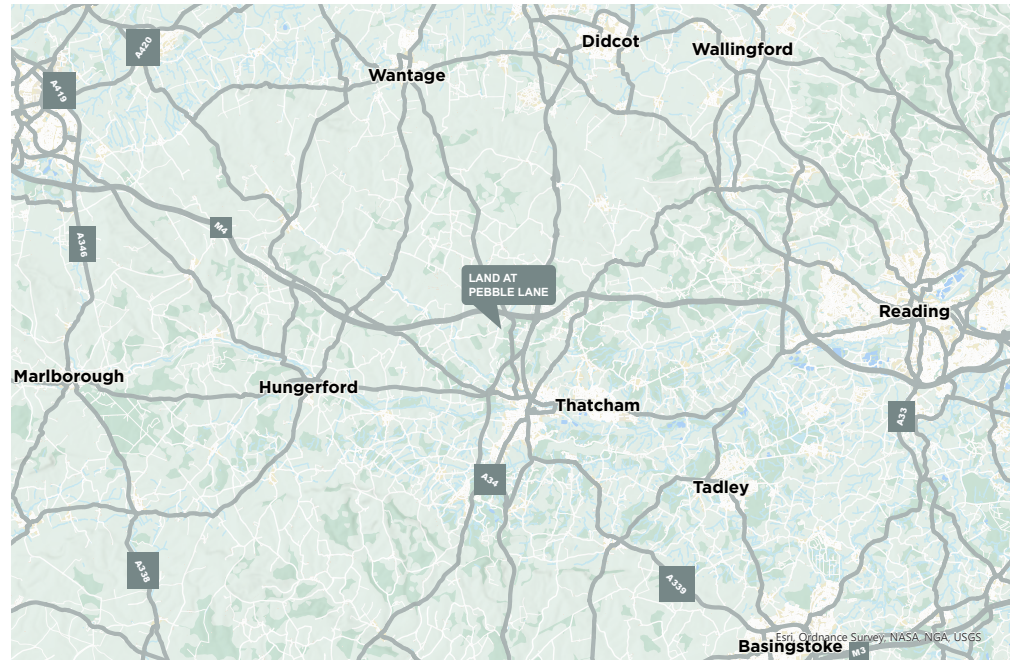
Parties may view the land unaccompanied with the details to hand, on prior notification to the selling agent.

Directions

From Newbury, head north on the A339 towards the A34. Go straight over the next two roundabouts following signs to the A34/Chieveley. Once on the slip road to the A34 keep left and take the second exit over the next roundabout. Keep left and take the slip road signed to Chieveley/Hermitage/Beedon. Turn left onto Graces Lane and take the second left onto School Road. Take the second left and continue straight until the junction. Turn left onto the B4494 and then take the first right. Continue straight for 0.4 miles and then turn left onto Pebble Lane. The access gate is 0.2 miles down Pebble Lane on the right.



/// screaming.facing.short



Winchester

07880 084633 | andrew.chandler@carterjonas.co.uk
07977 705 276 | megan.stacey@carterjonas.co.uk
3 Royal Court, Kings Worthy, Winchester SO23 7TW

Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.



Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE