



Land at Pebble Lane

Winterbourne, Berkshire

Carter Jonas

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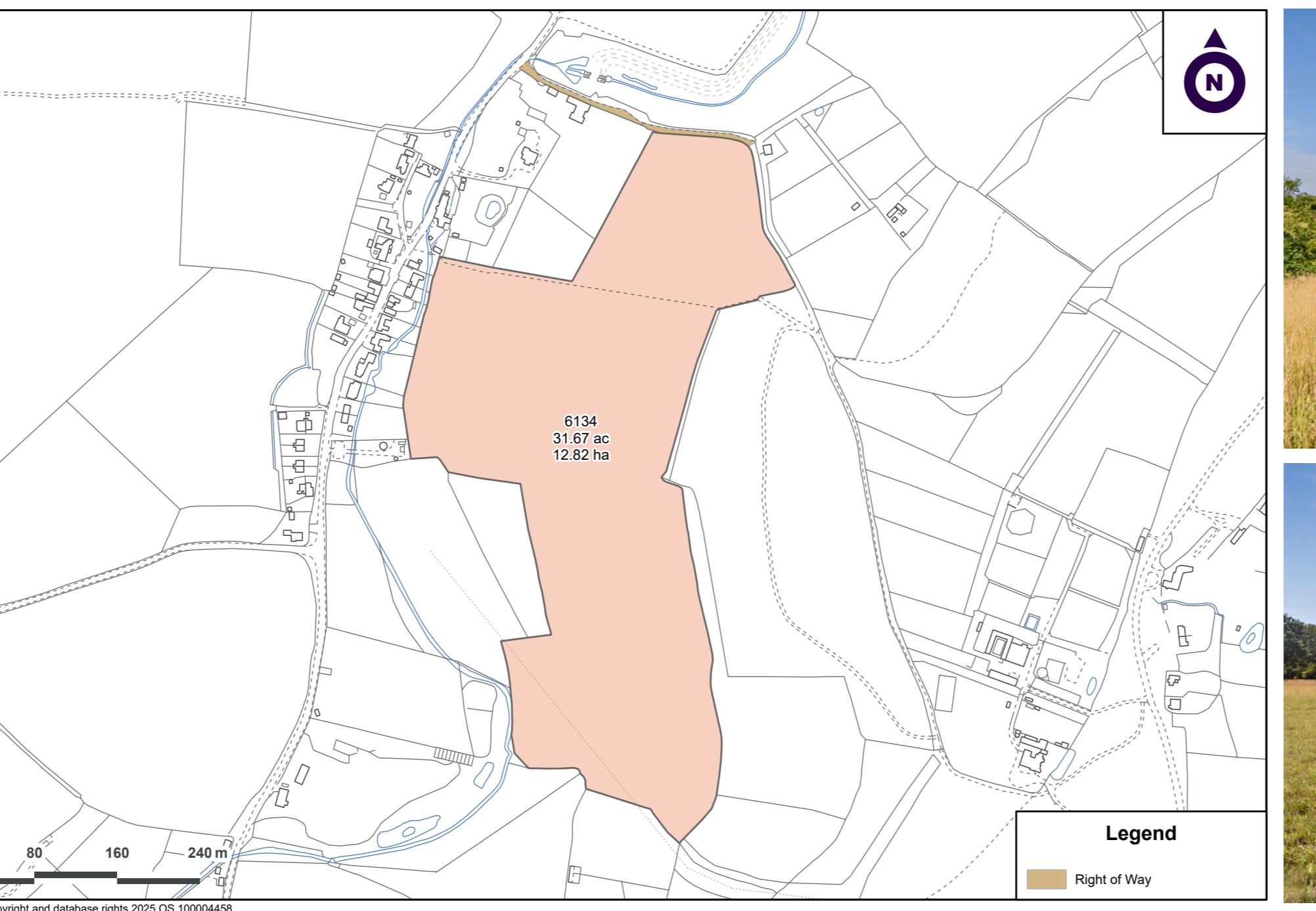
Undulating block of village edge pasture in the North Wessex Downs.

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.

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

Land

The land comprises a single 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 basic rich soils.

The boundaries are a mixture of mature hedgerow 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

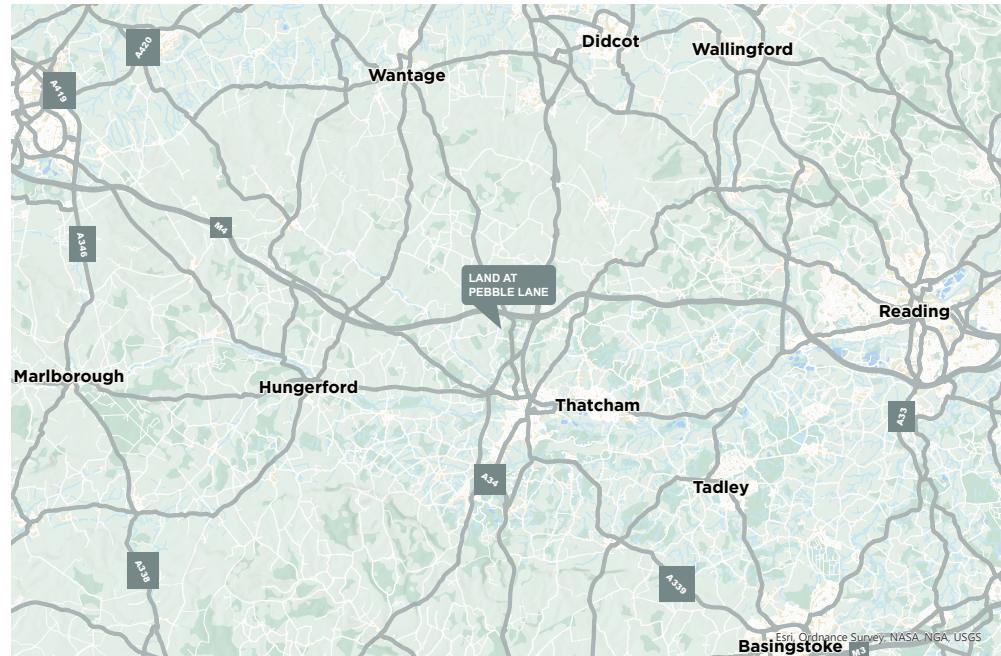
West Berkshire County Council
www.westberks.gov.uk

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.



Winchester

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Important Information

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