



Land at Skinners Green Lane

| Newbury, Berkshire

Carter Jonas

# Land at Skinners Green Lane Newbury Berkshire

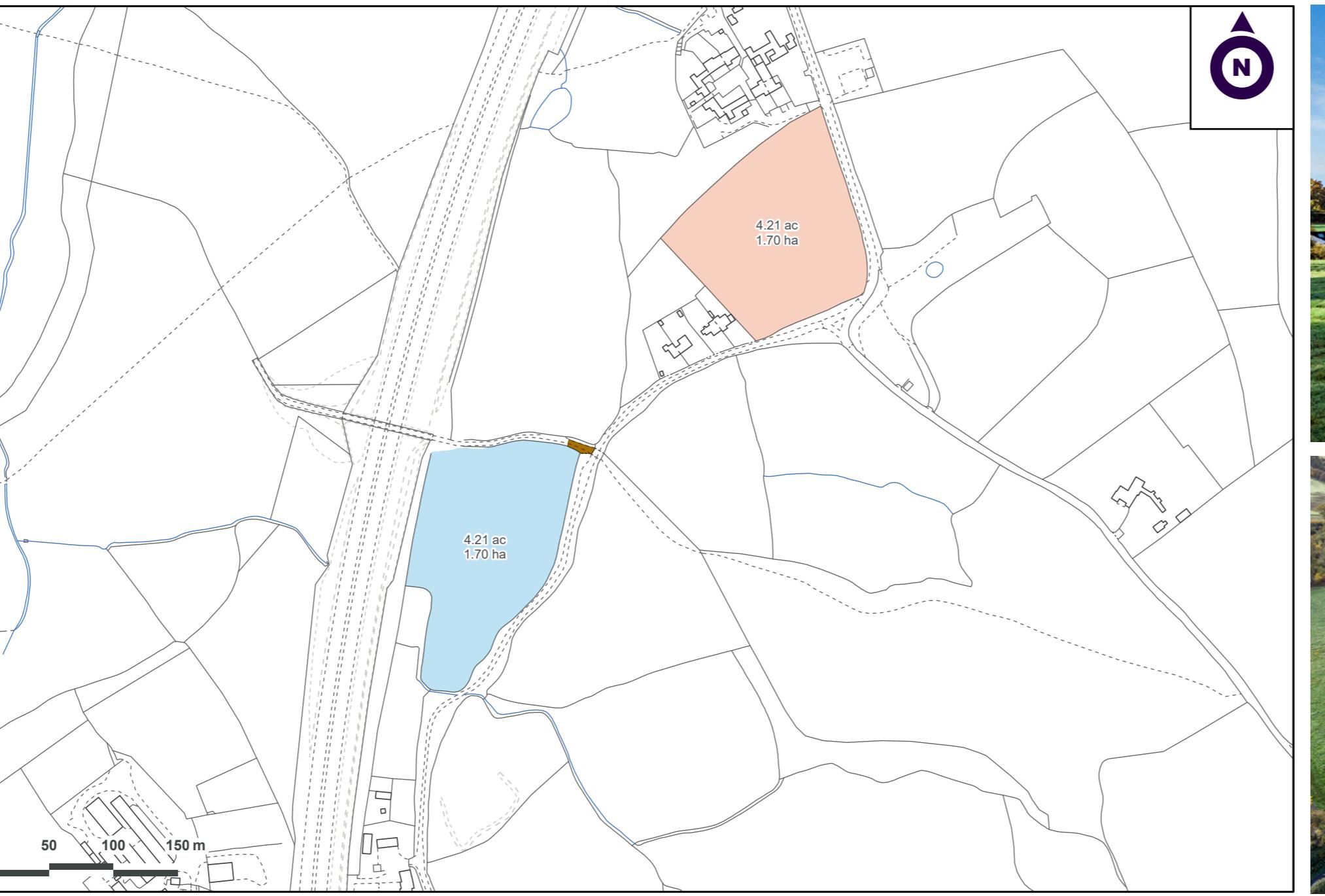
## Two parcels of pasture with vehicular access.

Two parcels of pasture suitable for grazing or  
amenity purposes with road access.

In all extending to 8.42 acres (3.40 hectares)

For sale by private treaty as a whole or in two lots.

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**Location**  
The land at Skinners Green Lane is located approximately 1 mile west of Newbury, a market town in Berkshire.

## Amenities

Newbury offers a full range of amenities including shops, restaurants and garage.

## Land

The land is split into two parcels of permanent pasture most suited to livestock or equestrian grazing with the potential for further amenity use.

Lot 1 shown in pink comprises 4.21 acres (1.70 hectares) of permanent pasture. The boundaries are mature hedgerows with a metal gate onto the road allowing vehicular access.

Lot 2 shown in blue comprises 4.21 acres (1.70 hectares) of permanent pasture. The boundaries are mature hedgerows and access is from a right of way over a track off the road shown in brown on the plan.

## Method of sale

For sale by private treaty as a whole or in two lots.

## Tenure & Possession

For sale with the benefit of vacant possession.

## Designations

Lot 2 is in a Nitrate Vulnerable Zone.

Both lots are in a Site of Special Scientific Interest Impact Zone.

## Services

There are no services to the lots that we are aware of.

## 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 are poles across the land for which we assume there are wayleave agreements in place for.

## Health & Safety

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

## Sporting Timber & Mineral Rights

The sporting, mineral and timber rights are included in the sale of the freehold in so far as that are owned.

## Local Authorities

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

## Viewings

Viewings are unaccompanied but on prior notification to the selling agent.

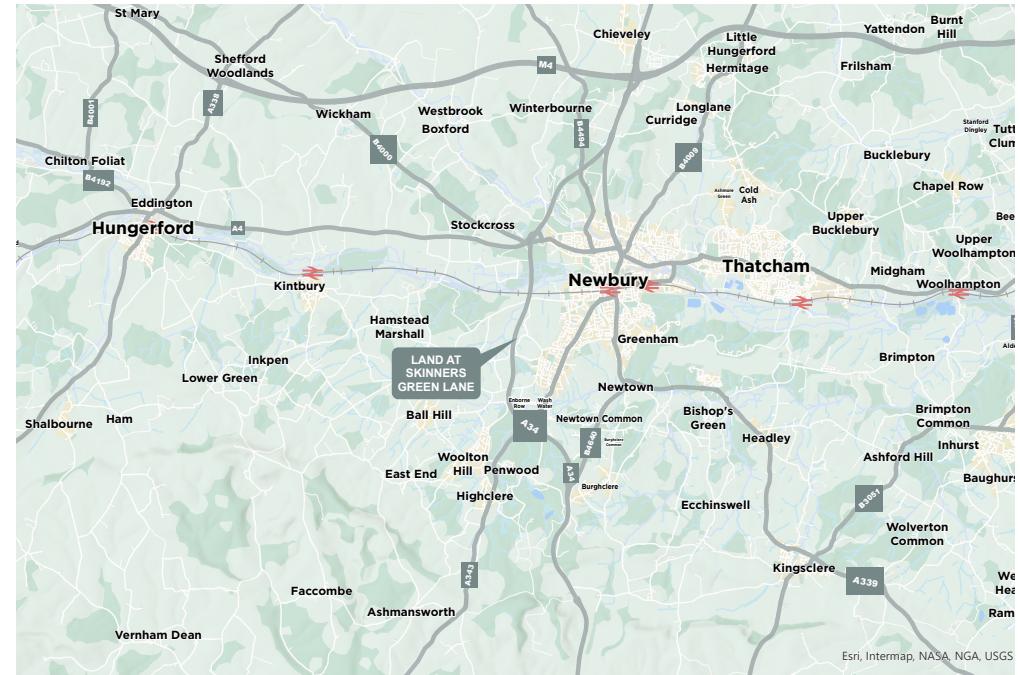
## Directions

From Newbury centre, head south on Bartholomew Street, and turn right on to Pound Street. Continue onto Enborne Road and continue straight for 1 mile. Turn right into Skinners Green Lane and the first parcel is on the right after 0.6 miles.

## /// what3words

Lot 1 - ///complains.bought.sudden

Lot 2 - ///spring.glitz.improving



## Winchester

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