



Land and Woodland at Cox's Lane

Midgham, West Berkshire

Carter Jonas

Land and Woodland at Cox's Lane Midgham West Berkshire

Attractive amenity woodland with wild flower meadow and shepherd's hut.

The Land and Woodland at Cox's Lane is a parcel of amenity deciduous woodland together with a small wild flower meadow and a shepherds hut. It benefits from direct road access and is suitable for a range of amenity uses.

In all extending to 6.13 acres (2.48 hectares).

For sale by private treaty as a whole.



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Location

The land is located on Cox's Lane, between Midgham, Thatcham and Bucklebury.

Amenities

The nearby small town of Thatcham offers a range of amenities and further travel links via the A4 west to Newbury or east to Reading.

Land

Land at Cox's Lane extends to 1.9 acres (0.77 ha) of wild flower meadow and 4.23 acres (1.71 ha) of mainly mature mixed broadleaf deciduous amenity woodland with a small stream.

An attractive and secluded setting there is a shepherds hut included in the sale. This is located in an elevated position to the west of the site and had an adjacent chemical toilet. To the roadside is a covered frame building set on sleepers and used for storage.

There is direct road access to the woodland, and the pasture is accessed via a path through the same.

Purchasers should note that the southern boundary sits inside the established boundary and is currently pegged.

Method of Sale

For sale as a whole by private treaty.

Tenure & Possession

The land is for sale with the benefit of vacant possession.

Designations

The land sits within a Site of Special Scientific Interest Impact Zone.

Services

As far as we are informed there are no services to the property.

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.

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 Authority

West Berkshire Council
www.westberks.gov.uk

Viewings

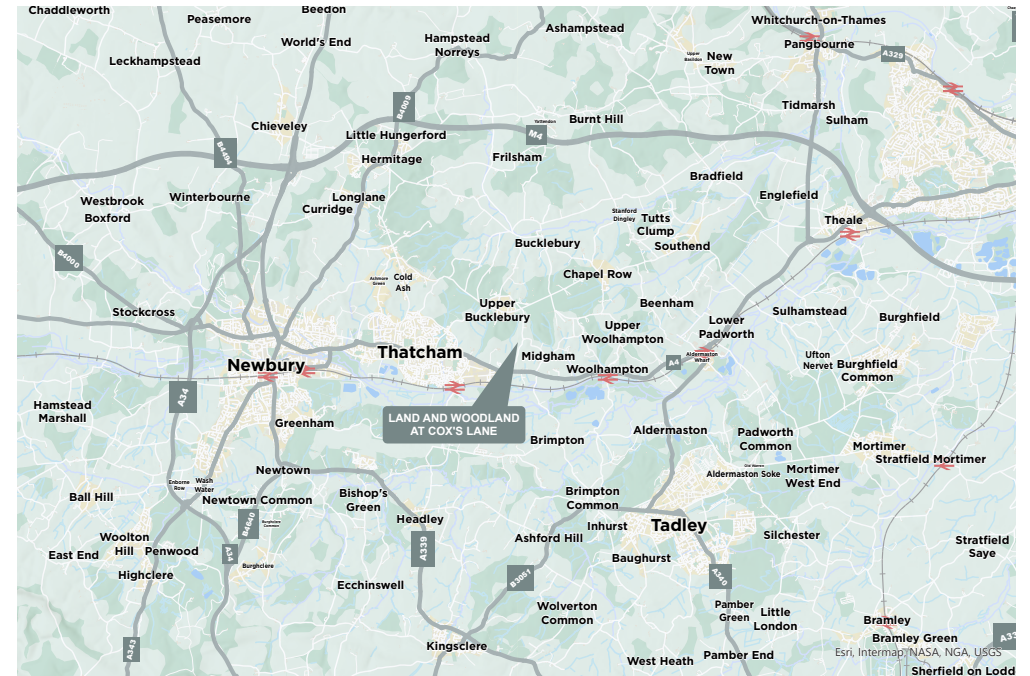
Viewings are strictly by appointment only, subject to interest we anticipate holding viewing days.

Directions

From Thatcham, head east on the A4 towards Reading. Continue straight for 2 miles. Turn left onto Cox's Lane by the Mercure Hotel just after the Crematorium roundabout. Continue up Cox's Lane for approx 1 mile and the gate to the woodland is on your left.



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