



Land and Buildings at Copyhold Farm

Bradfield Southend, Berkshire

Carter Jonas

Land and Buildings at Copyhold Farm Buscot Road Bradfield Southend Reading Berkshire RG7 6AF

Well located farmyard with extensive range of portal framed buildings, arable land and woodland.

The Land and Buildings at Copyhold Farm comprises an extensive farmyard with a range of mainly portal framed farm buildings on a mainly concrete yard, a singular block of arable land and a parcel of Ancient and Semi Natural woodland.

The property has mains water and electricity connected, benefits from direct road access in 2 places and has potential for a variety of uses, subject to relevant consents.

In all extending to 22.41 acres (9.07 ha).

For sale by private treaty as a whole.

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Location
Bradfield Southend is a small village in West Berkshire. It is conveniently located with easy access to Newbury and Reading as well as Pangbourne.

Amenities
Bradfield Southend has an attractive community with a local shop and post office, doctors' surgery and Church of England Primary School.

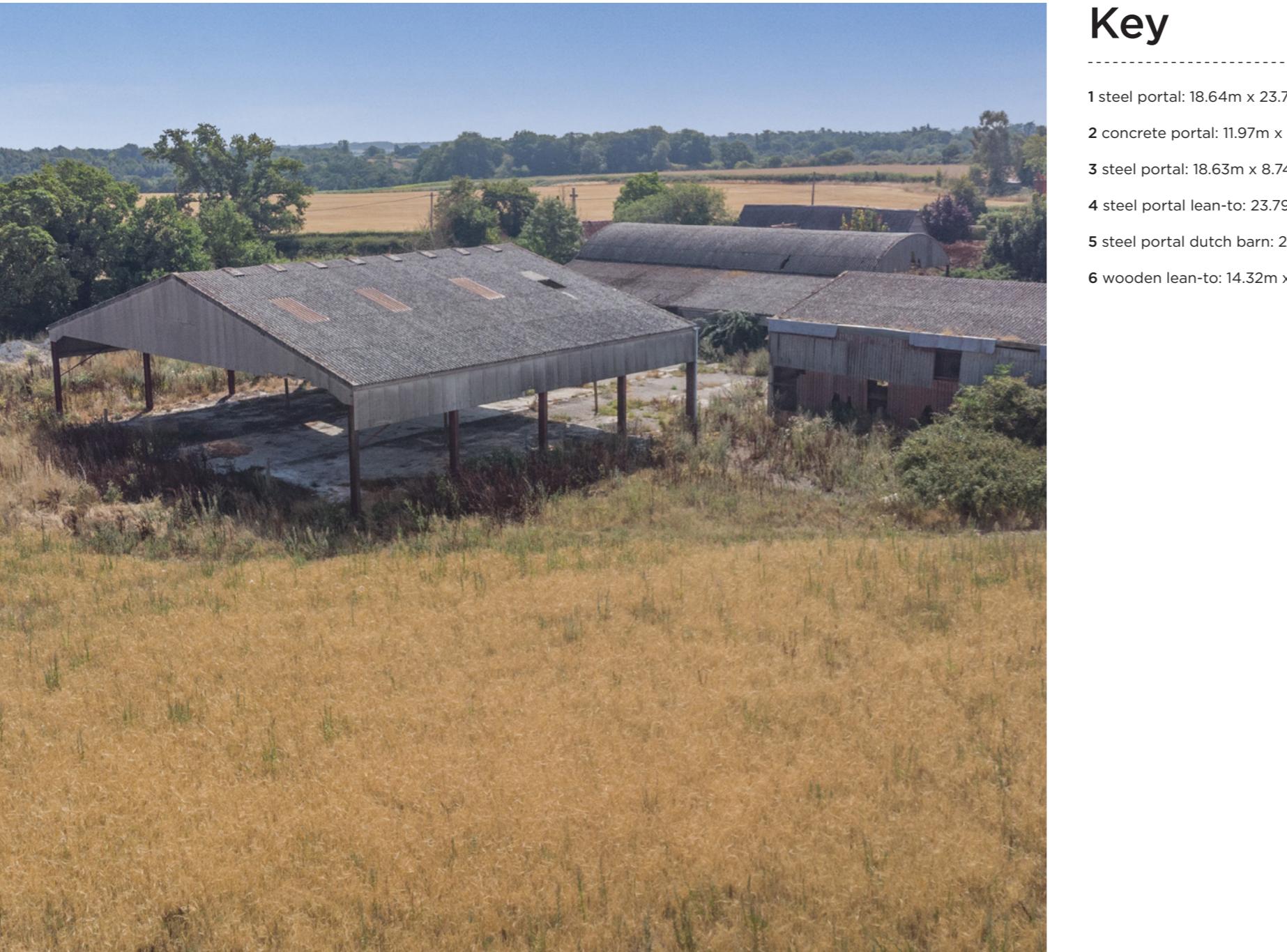
Farm Buildings
Situated to the southeast of the land, the concrete farmyard at Copyhold Farm extends to about 0.8 acres (0.32 ha) and contains a useful range of steel portal framed concrete framed and timber framed buildings totalling circa 12,500 sq ft (1,167.1 sq m).

There are 2 vehicular accesses points from Buscot Road, one to the farmyard itself and one furthermore north.

Land
The land comprises a single block of easily accessible arable land extending to 18.8 acres (7.6 hectares). The land is a mixture of free-draining slightly acidic loamy soils and slowly permeable seasonally wet slightly acidic basic rich loam and clayey soils being grade 3 land suitable for grass or arable cropping.

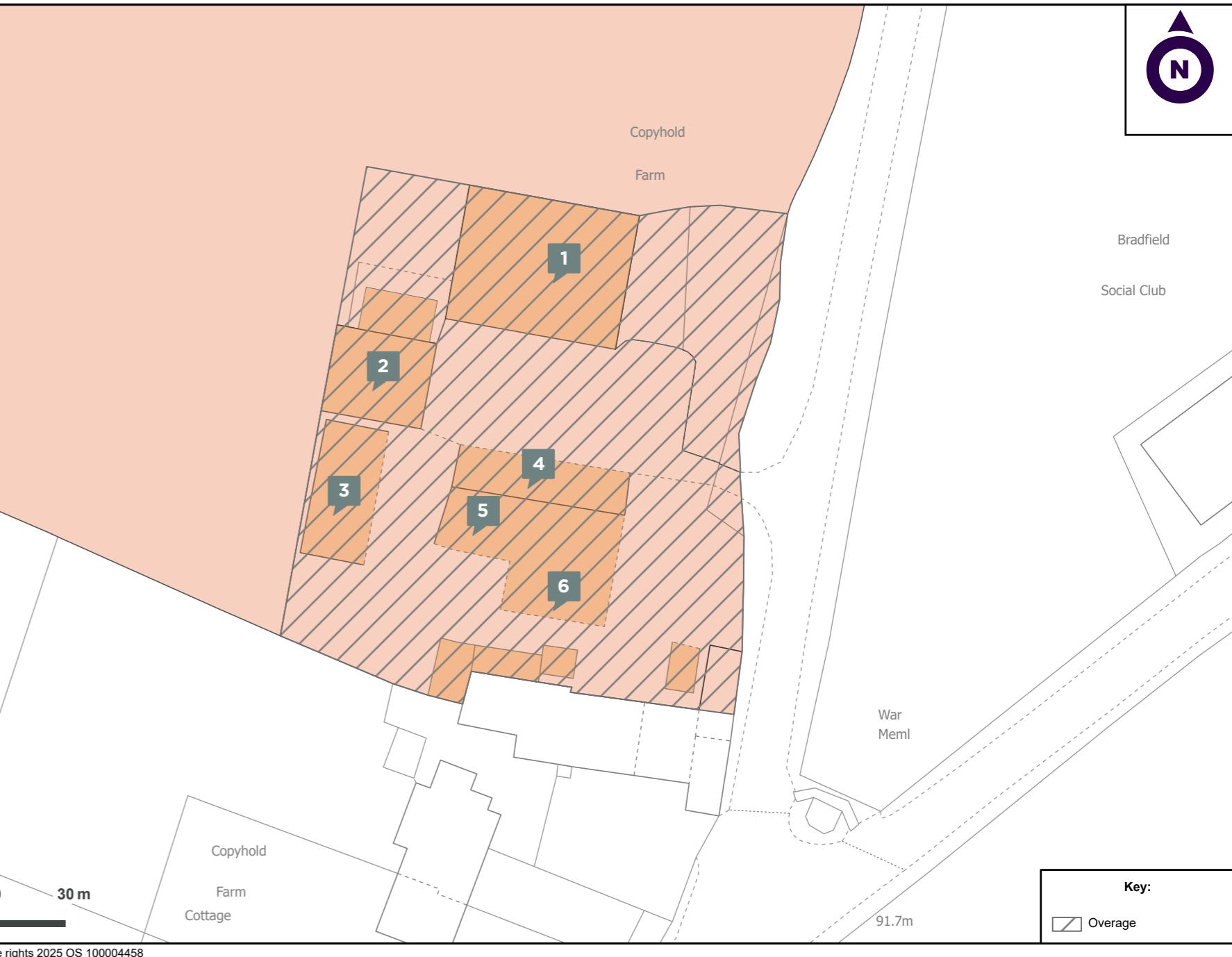
To the east of the farmland there is a parcel of Ancient and Semi Natural woodland which is accessed via the farmyard. It totals 2.8 acres (1.1 hectares).

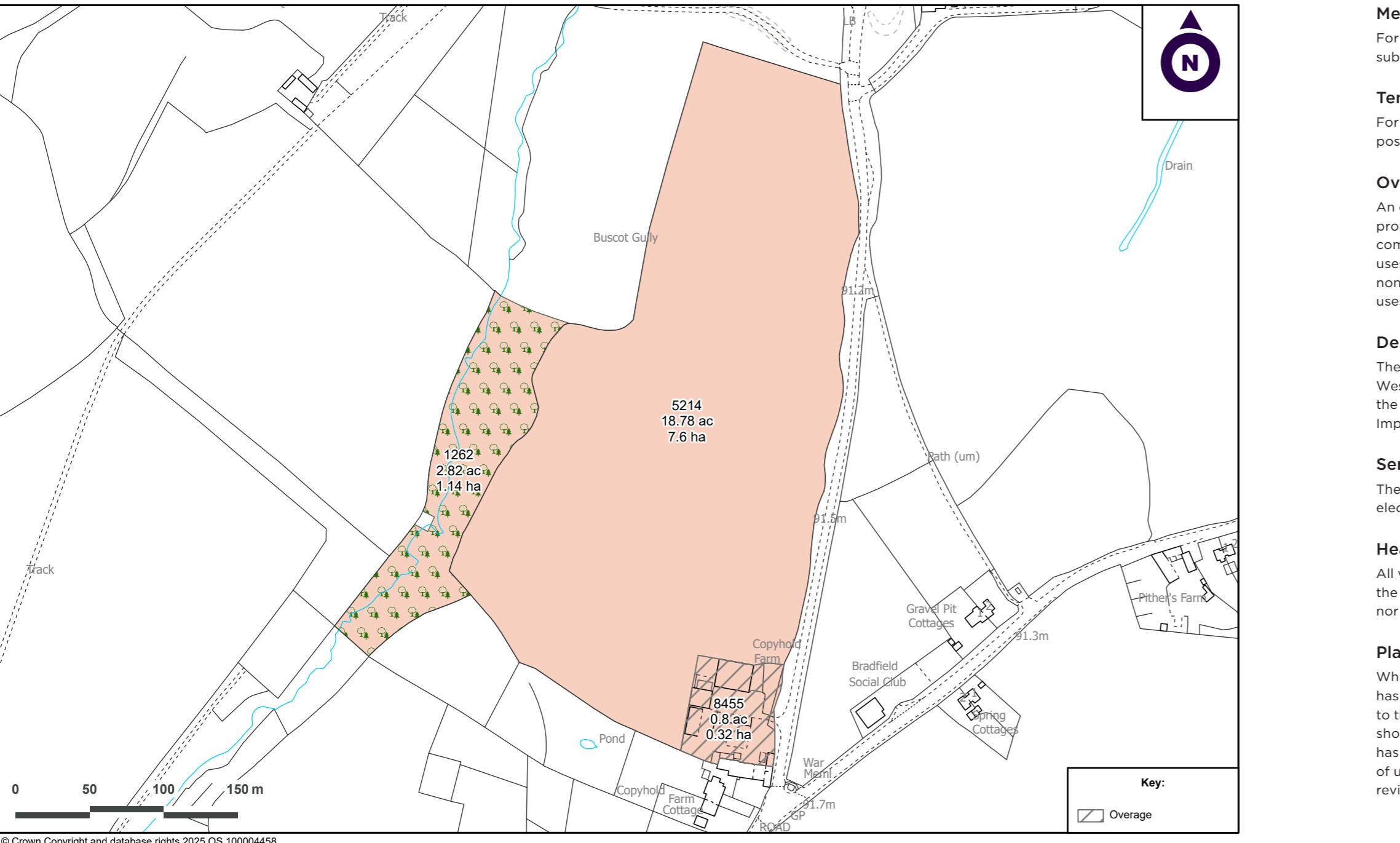
The boundary is a mixture of mature hedgerow and trees.



Key

- 1 steel portal: 18.64m x 23.71m
- 2 concrete portal: 11.97m x 13.94m
- 3 steel portal: 18.63m x 8.74m
- 4 steel portal lean-to: 23.79m x 5.69m
- 5 steel portal dutch barn: 23.79m x 8.69m
- 6 wooden lean-to: 14.32m x 6.64m





Sporting Timber & Mineral Rights
The mineral, sporting and timber rights are included in the sale of the freehold in so far that are owned.

Viewings
Viewings are strictly by appointment only and are to be accompanied by the selling agent.

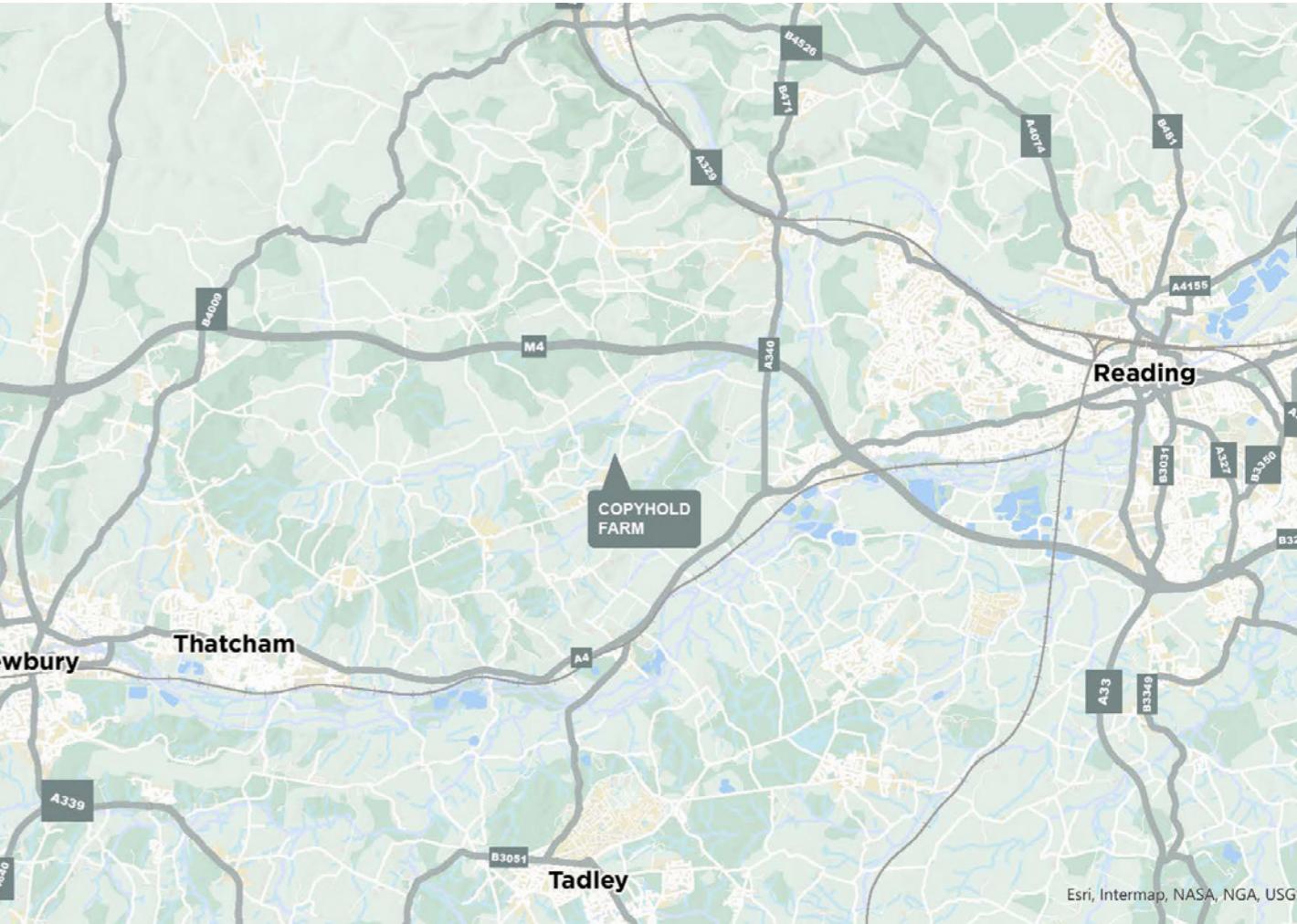
Local Authorities
West Berkshire Council
www.westberks.gov.uk

Directions
From Theale head west onto Bath Road, taking the third exit at the roundabout heading onto the A340. Take the first left

on to Common Hill. Continue straight and then turn left onto Union Road. Take the first right onto Buscot Hill. After Bradfield Social Club and the gate to the farmyards is immediately on the left.

what3words

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