



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.

Carter Jonas



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 0.80 acres (0.32 ha)
and contains a useful range of steel portal
framed, concrete framed and timber
framed buildings totalling circa 12,500
sqft (1,161.71 sqm).

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

Land

The land comprises a single block of
easily accessible arable land extending
to 18.78 acres (7.6 hectares). The land
is a mixture of freely draining slightly
acid loamy soils and slowly permeable
seasonally wet slightly acid but base rich
loamy 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
farmland. It totals 2.82 acres (1.14
hectares).

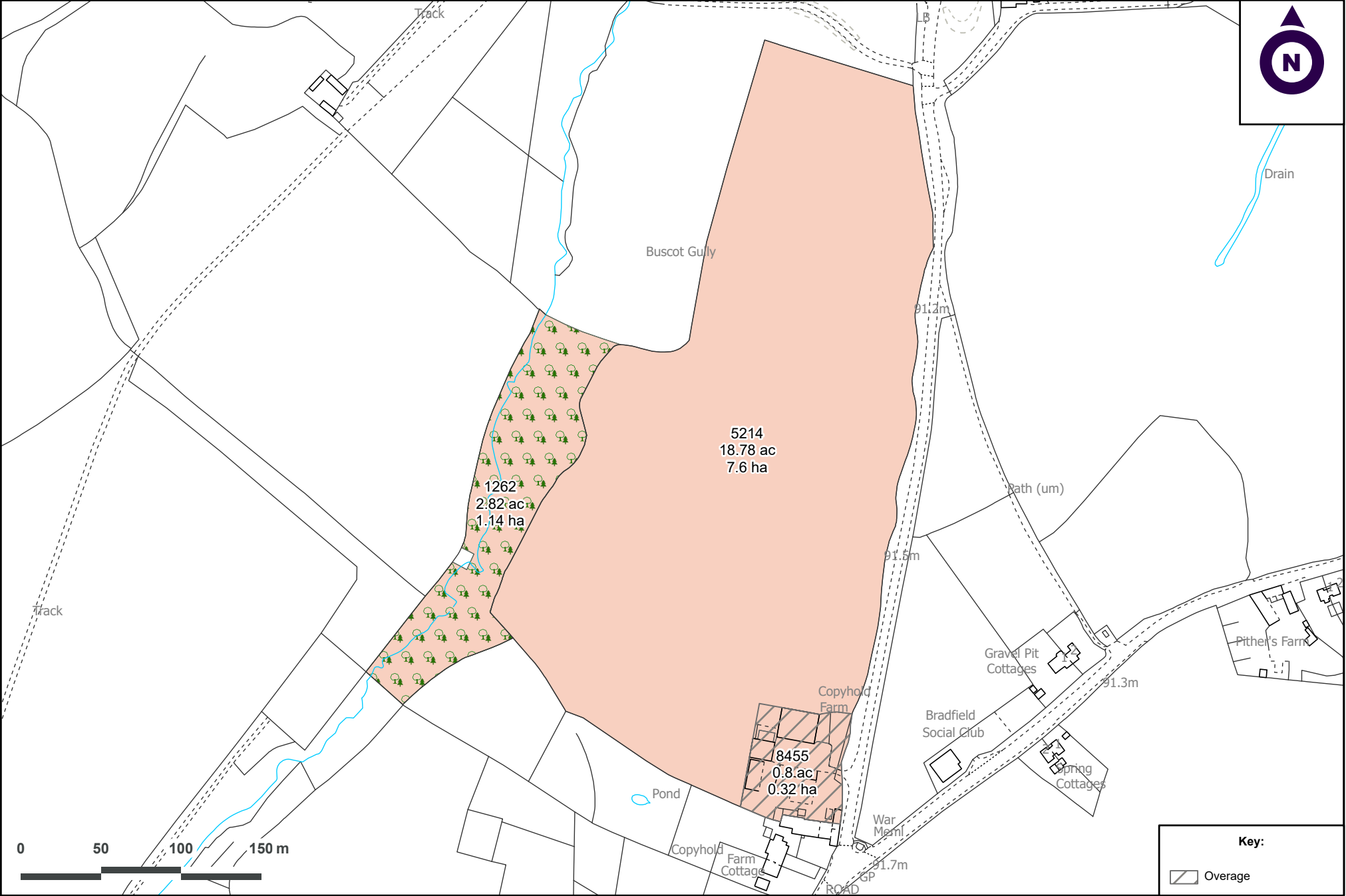
The boundaries are a mixture of mature
hedgerows and trees.



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





© Crown Copyright and database rights 2025 OS 100004458

Method of sale

For sale by Private Treaty as a whole albeit subdivisions may be considered.

Tenure & Possession

For sale with the benefit of vacant possession

Overage

An overage of 30% over 30 years is proposed on the hatched yard area from completion for residential and commercial uses only. For the avoidance of doubt non-residential agriculture and equestrian uses do not apply.

Designations

The property is wholly within the North Wessex Downs National Landscape and the Site of Special Scientific Interest Impact Zone for The Kings Copse SSSI.

Services

The property benefits mains water and electricity.

Health & Safety

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

Planning

Whilst it is anticipated that the property has scope for alternative uses, subject to the necessary consents, purchasers should note that historically the property has been unsuccessful in securing change of use to residential. We would advise reviewing the planning portal.

Sporting Timber & Mineral Rights

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

Local Authorities

West Berkshire Council
www.westberks.gov.uk

Viewings

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

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 farmyard is immediately on the left.



/// carefully.kickbacks.costs





Winchester

07880 084 633 | 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.

carterjonas.co.uk

Offices throughout the UK



Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE