



Woodland and Lake at Capability Way

| Thatcham, Berkshire

Carter Jonas

Woodland and Lake at Capability Way Greenham Thatcham Berkshire RG19 8FA

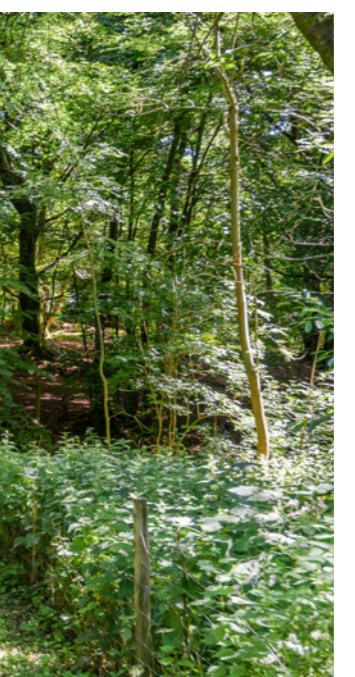
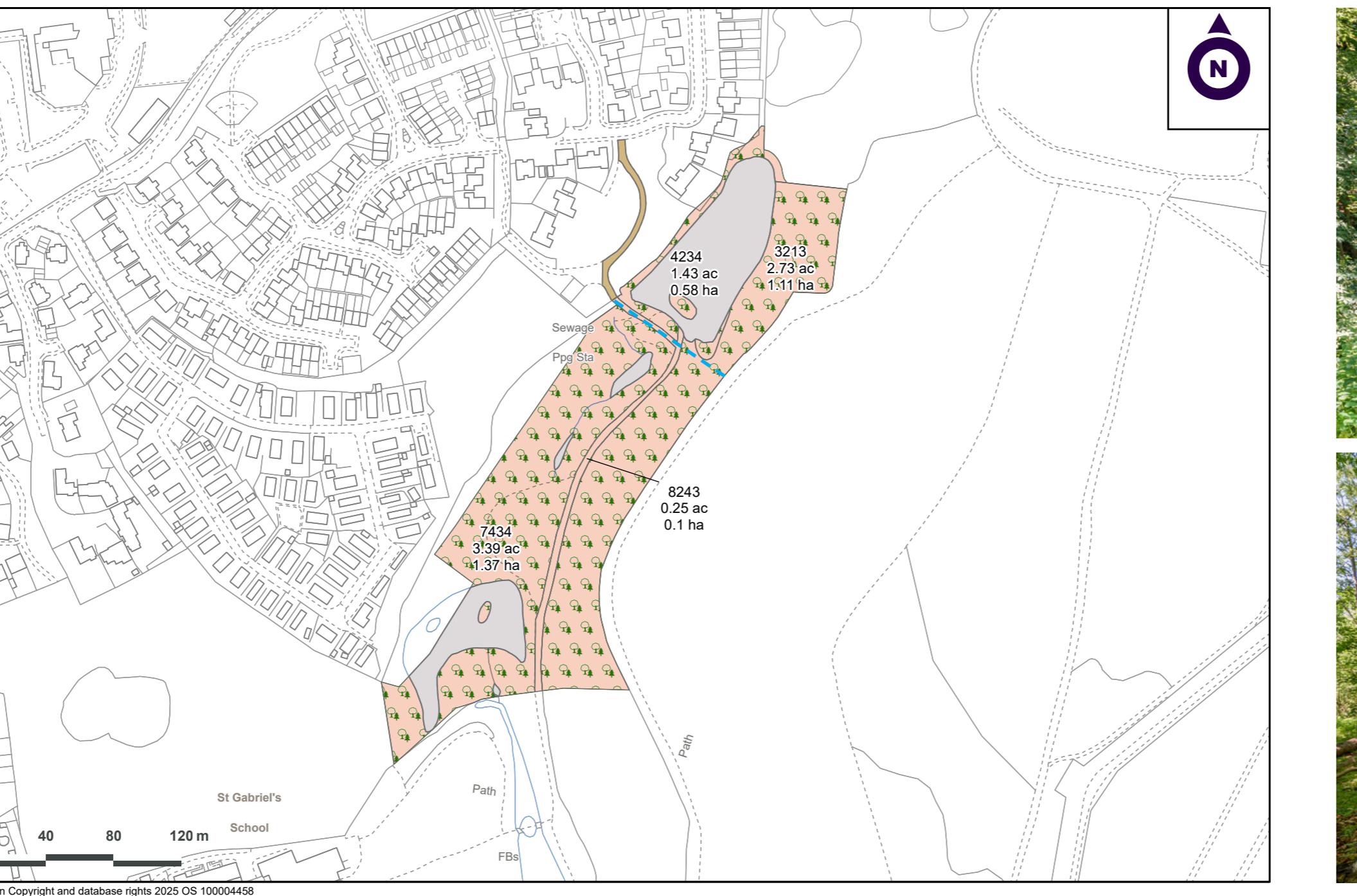
An attractive parcel of woodland with a lake in a semi urban location.

The woodland and lake at Capability Way is a parcel of woodland with a body of water to its northern boundary, all situated on the outskirts of Greenham. With access via a bollard controlled right of way from Capability Way. It is currently unmanaged but is potentially suitable for amenity or leisure uses.

In all extending to 7.80 acres (3.16 hectares).

For sale by private treaty as a whole.

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Location
The Property is situated on the outskirts of Greenham to the south of the market town of Newbury which offers a full range of amenities.

Amenities
Thatcham is a small market town to the east of Newbury with a host of amenities and good accessibility. It has a mainline train station providing access to Reading (16 mins) and London Paddington (42 mins).

Land
The land is mainly woodland with a range of mature ash, beech, oak and shrub with a lake situated to the north. The eastern boundary neighbours Greenham Common and the western boundary neighbours Capability Way.

The woodland extends to about 6.37 acres (2.58 hectares) whilst the lake totals 1.43 acres (0.58 hectares).



Method of Sale

For sale by private treaty as a whole.

Tenure & Possession

Freehold with vacant possession on completion.

Designations

The property sits within the Site of Special Scientific Impact Risk Zone for Greenham and Crookham Commons.

Services

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

Wayleaves, Easements & Rights of Way

The property is sold subject to the benefit of all 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.

The property is afforded a right of way for all rights and purposes from Capability Way and shown brown on the plan. Foot access is available at present with access for vehicles to the property requiring fencing works.

There is a permissive path leading from Capability Way to Greenham Common which is broadly dashed blue on the plan.

Health & Safety

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

Sporting Timber & Mineral Rights

Included in so far as they are owned.

Local Authority

West Berkshire Council
www.westberks.gov.uk

Viewings

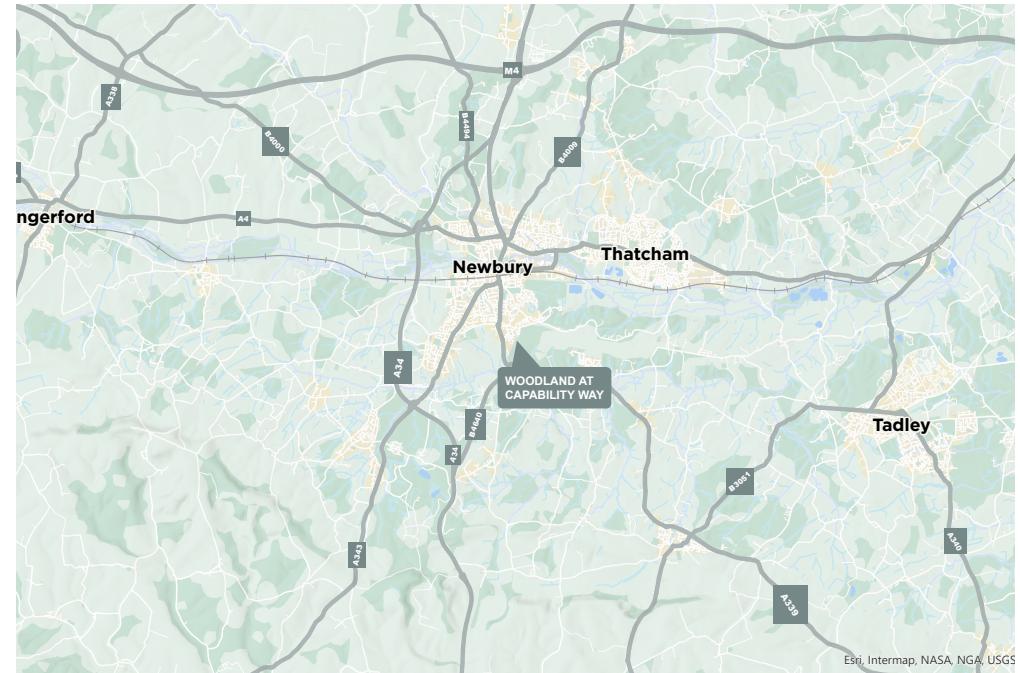
Interested parties may view the property unaccompanied and with details to hand, upon prior notification to the selling agent.

Directions

From Newbury, head south on the A339 towards the Newbury Retail Park. Turn left onto Pinchington Lane and with the Newbury Retail Park on your left continue straight over the next two roundabouts. After 0.1 miles take the first right onto Capability Way. Continue following the road for 0.1 miles and you will see the path on your left. Park on the road and walk down to the Property.

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Important Information

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