

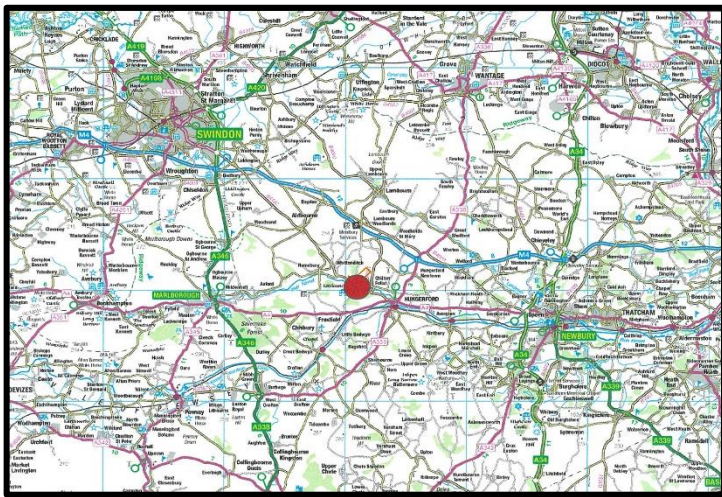
LAND AT LITTLECOTE HOUSE, B1492 HUNGERFORD, RG17 0SU
FREEHOLD FOR SALE



Q QUINTON
EDWARDS

01635 551441

Bartholomew House, 38 London Road,
Newbury, Berkshire, RG14 1JX
Fax: (01635) 551440 e-mail: sales@quintons.co.uk
www.quintonedwards.co.uk



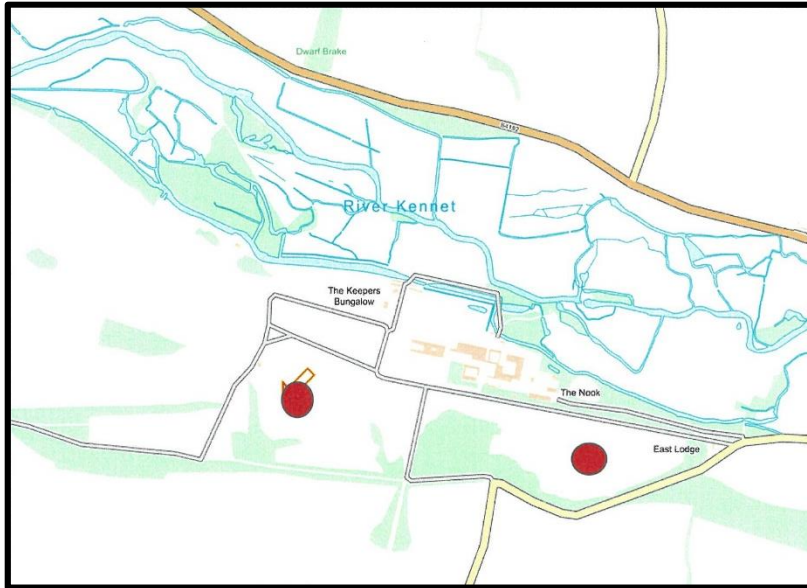
LOCATION: The sites are located northwest of Hungerford, South of M4 Junction 14, close to Littlecote House Hotel.

SITUATION: The sites are located off the B1492, close to Littlecote House Hotel.

DESCRIPTION: Both sites are gently sloping, Site 1 with tracks on 3 sides, Site 2 with a road to the south and a track to the north.

Site 1: Is former parkland, now laid to grass, with a tree belt running along the southern side.

Site 2: Has been divided into 3 separate paddocks, with a deeper tree belt running along the southern side between the road and the open land.



ACCOMMODATION:

Site 1: 9.101 hectares 22.49 acres.

Site 2: 6.551 hectares 16.19 acres.

SERVICES:

Site 1: Has no services.

Site 2: Currently has water and Littlecote House could provide this service going forward but a service charge would be levied.



CONDITIONS: Both sites can be used for any agricultural or equestrian use, other than hen houses or pigs.

The purchaser of either site will be responsible for fencing the sites where necessary.

PROPOSAL: We are instructed to seek offers in the region of £20,000 per acre for either or both of the sites.

*Subject to Contract *All Figures Quoted are Exclusive of VAT * All Measurements are Approximate.

Misrepresentation Act *This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.*

