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SIMMONS & SONS

East Woodhay Copse, Woolton Hill, Newbury

20.42 acres of woodland

Guide Price £170,000

Freehold

East Woodhay Copse, Woolton Hill

Newbury, RG20 9XB

The land is offered as a whole.
20.42 acres - Guide Price: £170,000

The woodland is situated north east of Woolton Hill, located just outside the town of Newbury. The land is approximately 20.42 acres (8.26 ha), displaying a mature mixed deciduous woodland, containing stands of mature Oaks and Alder, along with Silver Birch, Ash, Beech and Chestnut, with an understory of Hazel and Holly. The section of woodland, east of the stream, is considered ancient woodland. The boundaries of the property are defined by either fencing or ditches.

Tenure

Freehold with Vacant Possession

Method of Sale

The land is offered for sale by Private Treaty with vacant possession.

Overage / Uplift

There will be no overage or uplift clause and the sale will be unconditional.

Local Authority

Basingstoke and Deane Borough Council





Directions

What 3 Words: rockets.pillows.variation

From Newbury/North: From the centre of Newbury, take the A339 towards Basingstoke. Stay on the A339 until you come to a roundabout with signage for 'Enborne Wash', at this roundabout, take the third exit, then take the second exit on the roundabout immediately after onto Monks Lane. Stay on Monks Lane for approximately 0.8 miles until the next roundabout. At this roundabout, take the first exit and then immediately the first exit again on the following round about. Now on the A343, stay on this road for approximately, 1.5 miles until the next roundabout. At this point, take the second exit. Continue for approximately another mile and the property is on your right.

From Andover/South: From the centre of Andover, head north on the A343 (Newbury Road) towards Hurstbourne. Stay on the A343 for approximately 10.5 miles and the property is on your left.



Access and Services

Currently there is no direct access into the woodland. There is a historic trackway in the southern corner of the woodland which was accessed directly off the A343. This has since overgrown. There is a gate into the property from the neighbouring land to the north of the woodland. The property does not currently benefit from mains electrical or water connections.

Viewings

The property may be viewed in daylight hours by persons holding a set of these particulars. Please register your interest prior to viewing the property. The property may be viewed on foot only at your own risk.

Persons entering the land on foot do so at their own risk. Neither Simmons & Sons nor the landowner accept any liability for any consequential injury to persons within the property howsoever caused.

Contact

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Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Simmons & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.

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Rural

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