



Trusted since 1802
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

Land at Cane End, Reading Road, Oxfordshire, RG4 6JP

41.53 Hectares (102.63 Acres) of Arable, Permanent Pasture and Woodland

Available as a Whole or in Two Lots

Guide Price: £1,750,000

Freehold

Land At Cane End

Oxfordshire

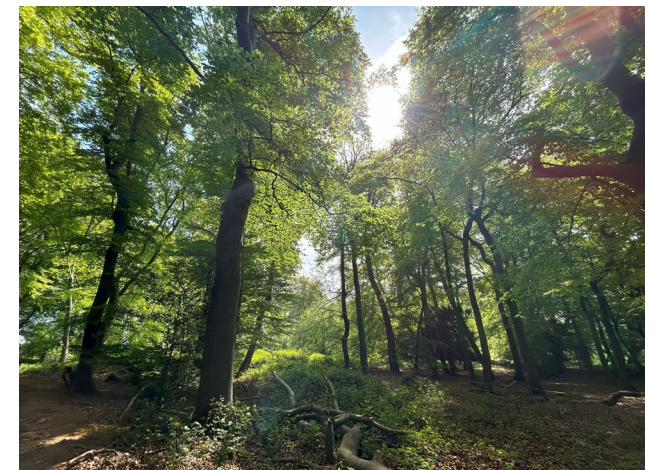
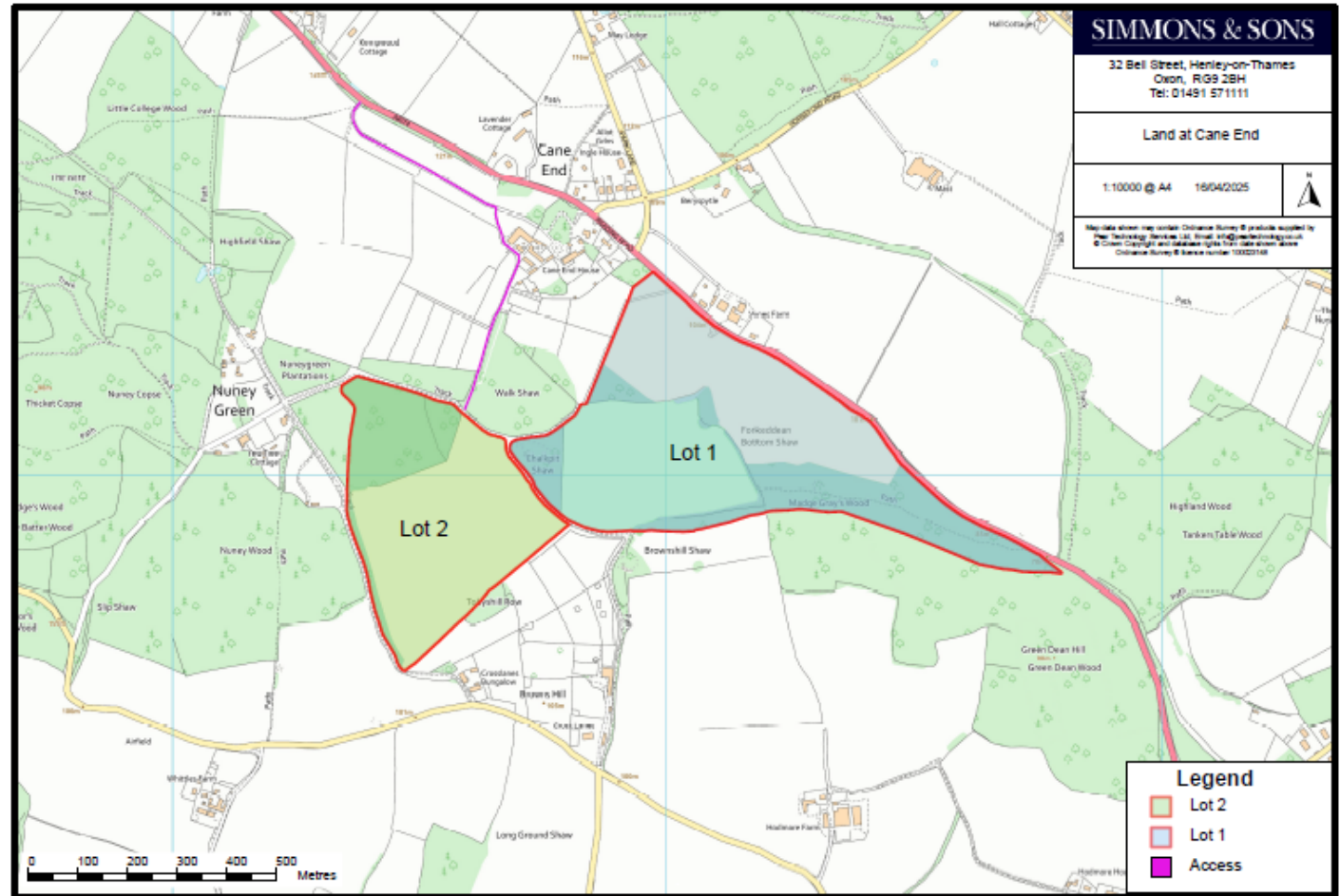
RG4 7UN

- For Sale as Whole or in Two Lots
- Lot 1: 26.09 ha (64.47 acres) with Separate Access off Reading Road
- Lot 2: 15.44 ha (38.16 ac) with Separate Access via Cane End House off Reading Road (coloured purple on the Sale Plan opposite)
- Significant Diversification Opportunities
- Good Quality Arable and Pastureland and Woodland
- As a Whole 41.53 ha (102.63 ac)

A rare opportunity to purchase a block of land as a whole or in two lots located in a picturesque setting and benefitting from excellent connections to Reading, London and The West. The land offers unique strategic development and diversification opportunities to include green energy, long-term development, biodiversity net gain, amenity and diversified agriculture.

SITUATION

The land is located to the north of Reading and on the southern edge of Cane End village.





SERVICES

There are no services connected to the land. Interested parties are advised to undertake their own enquiries regarding services connection and utilities.

ACCESS

Access to the Property is gained via a pair of timber field gates off the public highway known as Reading Road. A separate right of access is via Cane End House as shown on the plan contained within these particulars.

Public footpath 266/6/20 runs north to south over the land. Bridleways 266/27/30 and 266/30/10 run along the western and southern boundaries. The land is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplied and other existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

PLANNING

The land offers the potential for diversification projects and long-term strategic development. Interested parties are advised to make their own enquiries in respect of planning matters.





DIRECTIONS

From the A4074 at Reading and Caversham, continue north through Chazey Heath towards Cane End where the property may be found on the left. A For Sale board will be located at the main entrance.

What3Words: snowmen.hatter.providing

LOCAL AUTHORITY

South Oxfordshire District Council

VIEWINGS

Strictly by appointment only with Simmons & Sons, Henley-on-Thames

T: 01491 571111

Jonathan Greaves MSc MRICS FAAV

E: jgreaves@simmonsandsons.com

or

Antonia van Deventer MSc MRICS

E: avd@simmonsandsons.com

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 of 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 Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Date of Particulars: May 2025

Sales

32 Bell Street
Henley on Thames
Oxon
RG9 2BH
T: 01491 571111

Lettings & Management

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

Commercial

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Development

Peper Harrow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151

Rural

SIMMONS & SONS