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SIMMONS & SONS

Land on the South Side of Eastfield Lane
Whitchurch-on-Thames, RG8 7EJ

4.46 hectares (11.02 acres) of Permanent Pasture

Guide Price: £425,000

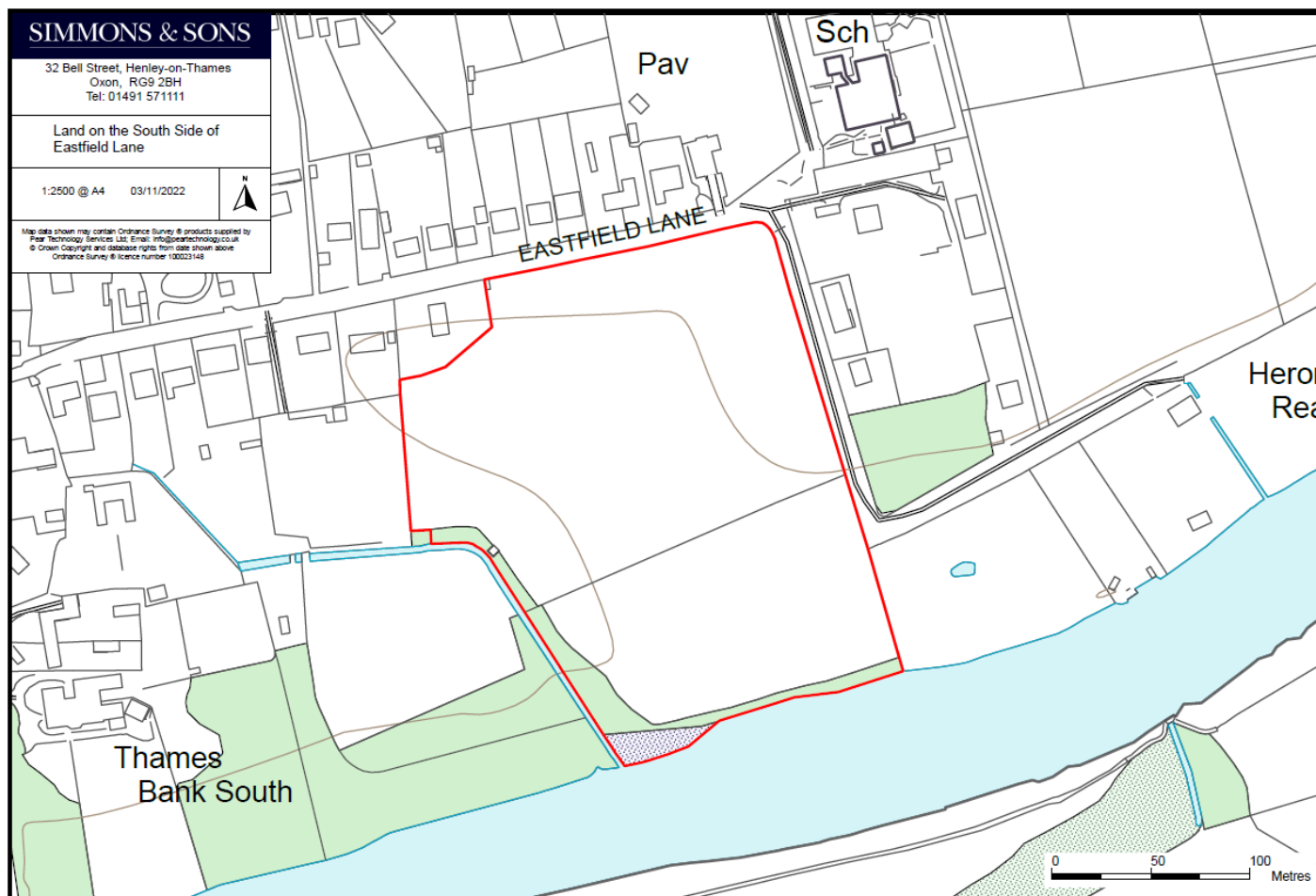
Freehold

**Land on the South Side of
Eastfield Lane
Whitchurch-on-Thames
Nr. Pangbourne
RG8 7EJ**

- 11.02 acres (4.46 hectares)
- Permanent Pasture
- Well-connected Rural Location
- For Sale as a Whole by Private Treaty
- Unconditional Sale
- What3Words: ///speeds.jumped.trips

A rare opportunity to purchase a block of permanent pastureland located on the north bank of the River Thames to the southeast of Whitchurch Village and to the north of Pangbourne, Whitchurch and Pangbourne are highly sought-after residential boasting attractive residential dwellings in a picturesque setting and benefitting from excellent connections to main arterial routes to London, Reading and the West. The River Thames offers a range of opportunities for sporting and leisure activities. There may be the potential to erect a small equestrian building or create formal moorings, subject to the usual planning consents.





SITUATION

The land is located immediately to the south of Whitchurch Village, one mile to the north of Pangbourne and approximately 7 miles to the northwest of Reading.

A location plan may be found at the end of these sales particulars.

OVERAGE

The land is offered for sale on an unconditional basis.

SERVICES

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.

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 set of field gates off Eastfield Lane. There is currently no formal





Date of Particulars: September 2025

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.

mooring provision however this may be possible subject to the usual planning consents.

PLANNING

Interested parties are advised to make their own enquiries in respect of planning matters.

DIRECTIONS

From Whitchurch High Street proceed west on Eastfield Lane where the field gate may be found on the right.

LOCAL AUTHORITY

South Oxfordshire District Council

VIEWINGS

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

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Rural

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