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SIMMONS & SONS



Land at Glebe Farm, Sulhamstead Road, Ufton Nervet

Guide Price £560,000

37.47 Acres of Permanent Pasture

Freehold

**Land At Glebe Farm, Sulhamstead Road,
Ufton Nervet, RG7 4DH**

For sale as a whole or in two lots

By Private Treaty

37.47 acres of permanent pasture near the village of Ufton Nervet.

- Mains Water Supply
- Direct Highway Access
- Easy Access to M4

A unique opportunity to acquire an agricultural property just north-east of Ufton Nervet and south-east of Sulhamstead. This Freehold property extents to 37.47 acres of permanent pastureland.

Due to its advantageous location, the property provides easy access to the M4 motorway, enhancing connectivity to nearby amenities and beyond.

Guide Price

Lot 1 (20.23 acres) – £300,000

Lot 2 (17.24 acres) – £260,000





Access

The property benefits from two access points. The main access is via a pair of double field gates along the Sulhamstead Road. The second is a single metal gate directly off Whites Hill road.

Wayleaves, Easements and Third Party Rights

There are no public rights of way across the land. There is a low voltage electricity pole line crossing the property.

Planning

The land is situated within the administrative boundaries of West Berkshire Council.

There is potential for Biodiversity Net Gain (BNG) offsetting, bearing in mind the strategic location of the land.

Interested parties are advised to make their own enquiries with regard to planning.

Timber, Minerals and Sporting Rights

The timber, minerals and sporting rights are included in the sale insofar as they are owned. The property has historically been excavated for gravel extraction.

Services

Both lots will have the benefit of a water supply.

Electricity lines cross the land which could allow a potential connection opportunity.

Local Authority

West Berkshire Council



Overage / Uplift Clause

The vendor will not consider any “subject to planning offers”, option agreements or promotion agreements. There will be no overage clause on the land.

Viewings

The land may be viewed during daylight hours by persons holding a set of these sales particulars. We require that you register your interest with us before viewing the land.

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.

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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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