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SIMMONS & SONS

Wilco Farm and Bungalow, Tidmarsh Lane, Reading RG8 8HA

Bungalow, Approx. 25,000 sqft of Buildings, Yard
Available as a Whole. No Onward Chain.

Guide Price: £1,495,000

Freehold

Wilco Farm and Bungalow

Tidmarsh Lane

RG8 8HA

- For Sale as Whole
- Five Bedroom Detached Bungalow
- Approximately 25,000 sqft of Farm and Commercial Buildings
- Open Yard Space

Wilco Farm presents a unique opportunity to acquire a mixed-use site comprising a five bedroom unrestricted bungalow and a range of former agricultural and commercial buildings extending to approximately 25,000 sqft.

SITUATION

Wilco Farm is located to the west of Reading and southwest of Pangbourne village. The M4 Motorway at Junction 12 is located approximately five miles to the southeast.

SERVICES

The Property benefits from a three-phase electricity supply to the buildings and a single-phase supply to the bungalow. Other services include a mains water supply and mains drainage. Interested parties are advised to undertake their own enquiries regarding





services connection and utilities. Broadband internet.

ACCESS

Access to the yard and buildings is gained via a pair of steel gates directly off Tidmarsh Lane, with a set of timber vehicular gates providing separate access to a driveway serving the Bungalow.

The Property 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 Property offers the potential for diversification and change of use for development, subject to the usual planning consents. Interested parties are advised to make their own enquiries in respect of planning matters.

The Property is located in the North Wessex Downs National Landscape, however it is not located in the Green Belt.



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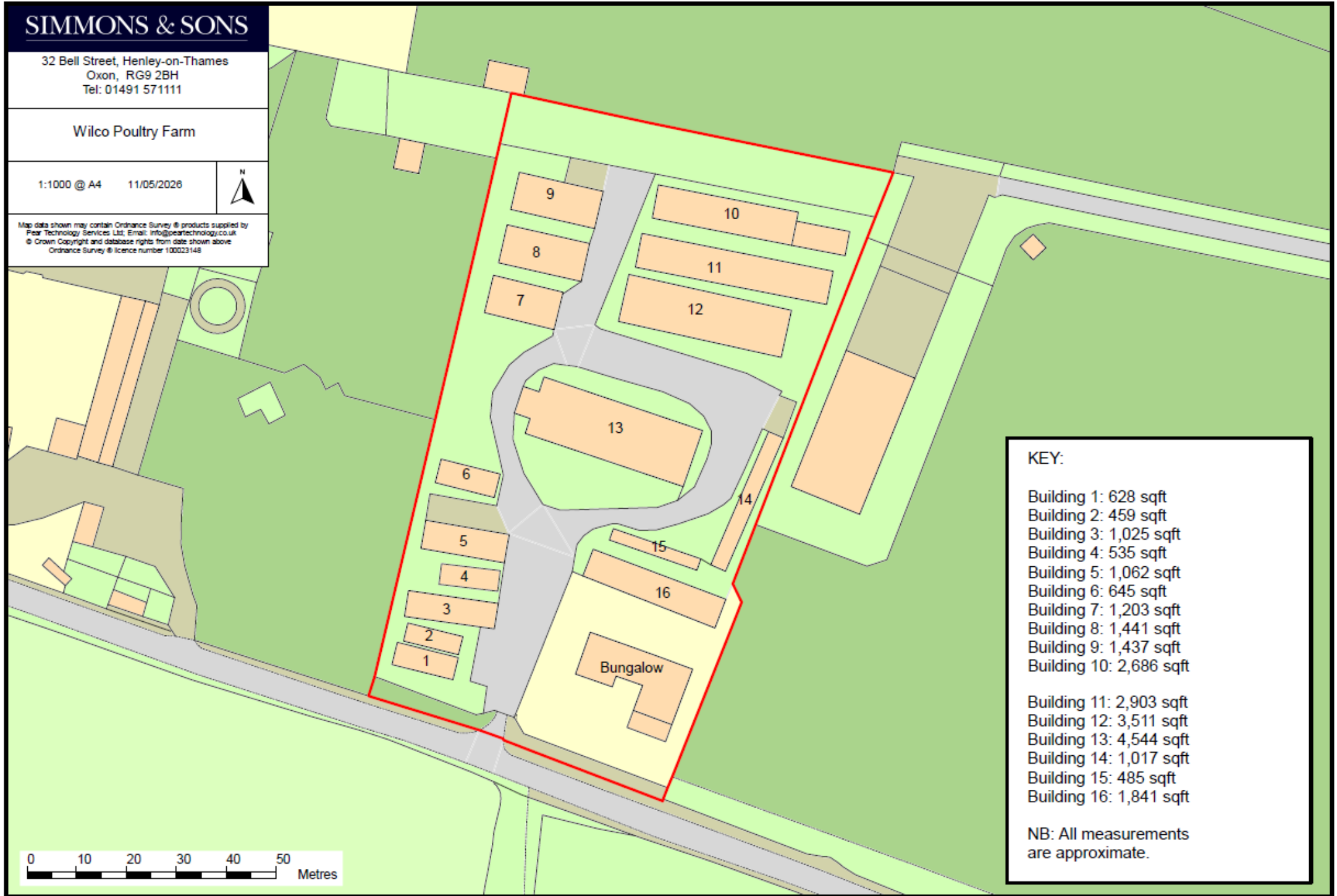
32 Bell Street, Henley-on-Thames
Oxon, RG9 2BH
Tel: 01491 571111

Wilco Poultry Farm

1:1000 @ A4 11/05/2026



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KEY:

Building 1: 628 sqft
Building 2: 459 sqft
Building 3: 1,025 sqft
Building 4: 535 sqft
Building 5: 1,062 sqft
Building 6: 645 sqft
Building 7: 1,203 sqft
Building 8: 1,441 sqft
Building 9: 1,437 sqft
Building 10: 2,686 sqft

Building 11: 2,903 sqft
Building 12: 3,511 sqft
Building 13: 4,544 sqft
Building 14: 1,017 sqft
Building 15: 485 sqft
Building 16: 1,841 sqft

NB: All measurements
are approximate.

WILCO FARM BUNGALOW

Approximate Gross Internal Area 2308 sq ft - 214 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





DIRECTIONS

From the M4 Motorway at Junction 12, continue southwest on the A4 to Theale. At the roundabout turn north onto the A340 towards Tidmarsh and continue for approximately 4 kms. At Tidmarsh turn left onto Tidmarsh Lane and continue west for approximately 1.87 kms. A For Sale board will be located at the gates to the main entrance.

What3Words: tadpole.blizzard.glorious

LOCAL AUTHORITY

West Berkshire Council

VIEWINGS AND OFFERS

The Vendor will not accept any subject to planning, conditional offers or option/promotion agreements. Viewings strictly by appointment only with Simmons & Sons, Henley-on-Thames

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