



Land & Buildings

Willow Lane Wargrave Berkshire RG10 8LG

SIMMONS & SONS
CHARTERED SURVEYORS · INDEPENDENT SINCE 1802

A range of former agricultural buildings extending to approximately 11,314 sq ft (1,051 sq m) set within a total of approximately 11.42 acres (4.62 ha) of paddock land with a fenced access way leading towards the River Thames
FOR SALE BY PRIVATE TREATY AS A WHOLE

Situation

The property is located on a no-through road on the east bank of the River Thames near the village of Wargrave. The nearby towns of Henley-on-Thames and Maidenhead offer a wide range of services and amenities including mainline train services to London Paddington with journey times from 40 minutes.

The Farm Buildings

A range of farm buildings are set in a yard at the north end of the holding. Access to the buildings is gained directly from Willow Lane along a private track. All measurements shown below are approximate and are for guidance only.

- 1: 10 bay brick built barn with pitched corrugated fibre cement roof. Approx 45m x 14m
- 2: Nissen Hut, corrugated fibre cement roof to approximately 3m high. Approx 5m x 3.2m
- 3: Nissen Hut, corrugated fibre cement roof to approximately 2.5m high. Approx 10.1m x 4.4m
- 4: Shed, pitched fibre cement roof over dwarf brick walls with timber boards above. Approx 5.3m x 3.5m
- 5: Nissen Hut, corrugated fibre cement roof to approximately 2.5m high, with brick end elevations. Approx 17.8m x 6m



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- 6: Nissen Hut, corrugated fibre cement roof to approximately 2.5m high, with brick end elevations. Approx 22.7m x 6m
- 7: Nissen Hut, corrugated fibre cement roof to approximately 4m high, with brick and timber board end elevations. Approx 10m x 6.5m
- 8: Open Barn/Store, steel framed with pitched corrugated fibre cement roof. Approx 10.50m x 4.50m
- 9: Barn, brick construction under pitched corrugated fibre cement roof to approximately 4m high. Approx 14m x 1.1m



Land

The land extends to approximately 10.74 acres (4.37 ha) in total, split between two similar sized level paddocks and a smaller partially wooded area, all set within a ring fence bordered by hedgerows and mature trees as shown outlined in red on the plan below. A 10m wide fenced access way leads from the land and buildings towards the River Thames on the western boundary.

Land Classification

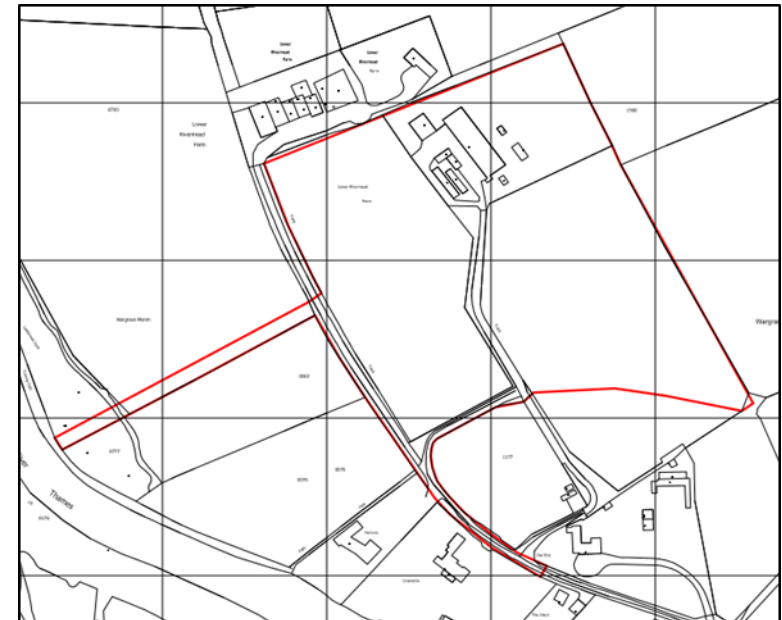
The land is shown on the Ministry of Agriculture Land Classification Map as Grade 2.

Basic Payment Scheme

The land is registered with the Rural Payments Agency.

Designations

The land does not lie within a Nitrate Vulnerable Zone.



Tenure

The property is offered for sale with vacant possession upon completion.

Services

Mains electricity and water services are provided to the larger buildings.

Planning

The land is within the Metropolitan Green Belt and within Flood Zone 2/3 as defined in the National Planning Policy Guidance. Please contact the Agent for more details.

Directions

From **Henley-on-Thames:**

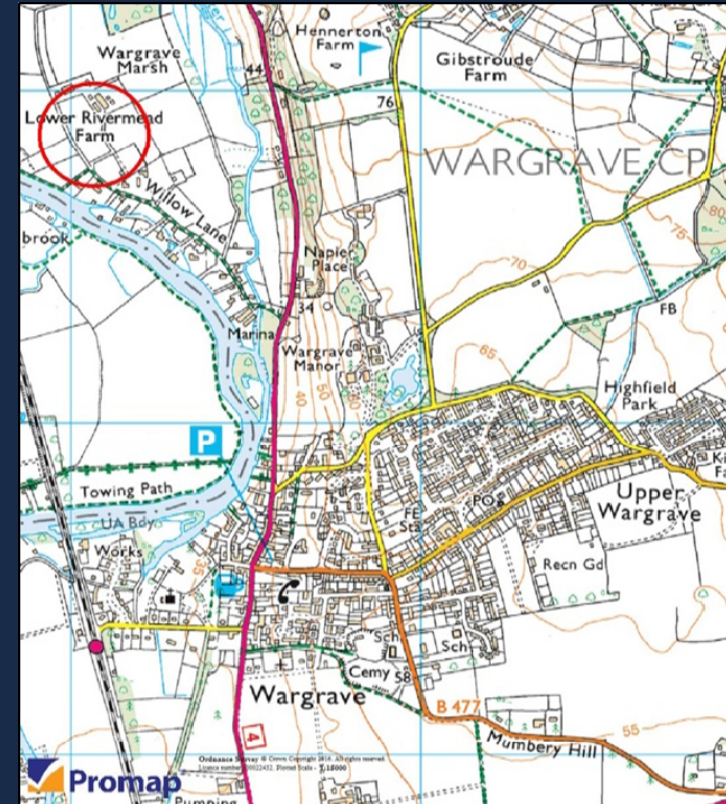
Follow the A4130 east over Henley Bridge, turning right onto the A321 approximately 100 yards after the bridge. Follow this road south for 2.5 miles, turning right into Willow Lane, marked 'Marina & Henley Sailing Club'. The property is located 0.5 mile along Willow Lane on the right hand side marked by a Simmons & Sons sale board.

From **Central Reading:**

Take the Bath Road/A4 east for approximately 6 miles to the junction with the A321. Follow the A321 north for 4 miles, turning left onto Willow Lane, marked 'Marina & Henley Sailing Club'. The property is located 0.5 mile along Willow Lane on the right hand side, marked by a Simmons & Sons sale board.

Postcode: RG10 8LG

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Viewings

Strictly by appointment with

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