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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# For Sale



Paddock & Building at Remenham, Henley-on-Thames RG9 3EY

Approximately 2.02 acres

Guide Price £120,000

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## SIMMONS & SONS

[www.simmonsandsons.com](http://www.simmonsandsons.com)



## Directions

From Henley-on-Thames town centre, head east towards Maidenhead on White Hill (A4130) and after approximately 1 mile turn left onto Remenham Church Lane. Continue down the hill passing the entrance to Hill Farm. There are two roadside entrances to the property marked by the "For Sale" boards and a third entrance off the Woodside Farm track.

## Description

The property comprises 2.02 acres of grassland paddock, building, hardstanding area and wooded copse.

The land is predominantly enclosed by mature hedgerows and post and wire fencing with one strand of barbed wire. There is a mains water trough situated towards the eastern boundary.

The building extends to approximately 51.4 sq m (550 sq ft) and is a south-western facing single storey, red brick mono-pitch building with a steel profile sheet roof; comprising two internal spaces and a lapboard woodstore area all with concrete floors.

**Guide Price:** £120,000

## Restrictions

There is a restrictive covenant on the land prohibiting the erection of any new building and any act which may affect the natural aspect and condition of the land.

## Situation

The property is located approximately 1.7 miles from Henley-on-Thames, 9.5 miles from Maidenhead and 10.9 miles from Reading. A location plan is provided at the end of these sales particulars.

The property is located close to a number of public footpaths leading to the River Thames.

## Access

Access is taken directly from Remenham Church Lane and from the Woodside Farm track.

## Services

We understand there is a metered mains water service to the property and an electricity service to the building.

## Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights of easements, wayleaves and rights of way, whether referred to or not in these particulars.

There are no public rights of way over the land but there are an electricity 'H' pole and stays situated on the land.

## Reservations

The property is sold subject to a Restrictive Covenant imposed by The National Trust prohibiting the erection of any new building and any act which may affect the natural aspect and condition of the land.

## Timber, Mineral and Sporting Rights

The timber, mineral and sporting rights are included in the sale insofar as they are owned.

## Tenure

The land is offered freehold with vacant possession upon completion.

## Local Authority

Wokingham Borough Council, Civic Offices, Shute End, Wokingham, RG40 1BN  
T: 0118 974 6000

## Method of Sale

The property is offered for sale as a whole by Private Treaty.





# Site Plan

REMNHAM CHURCH LANE

66.6m

80.1m

82.0m

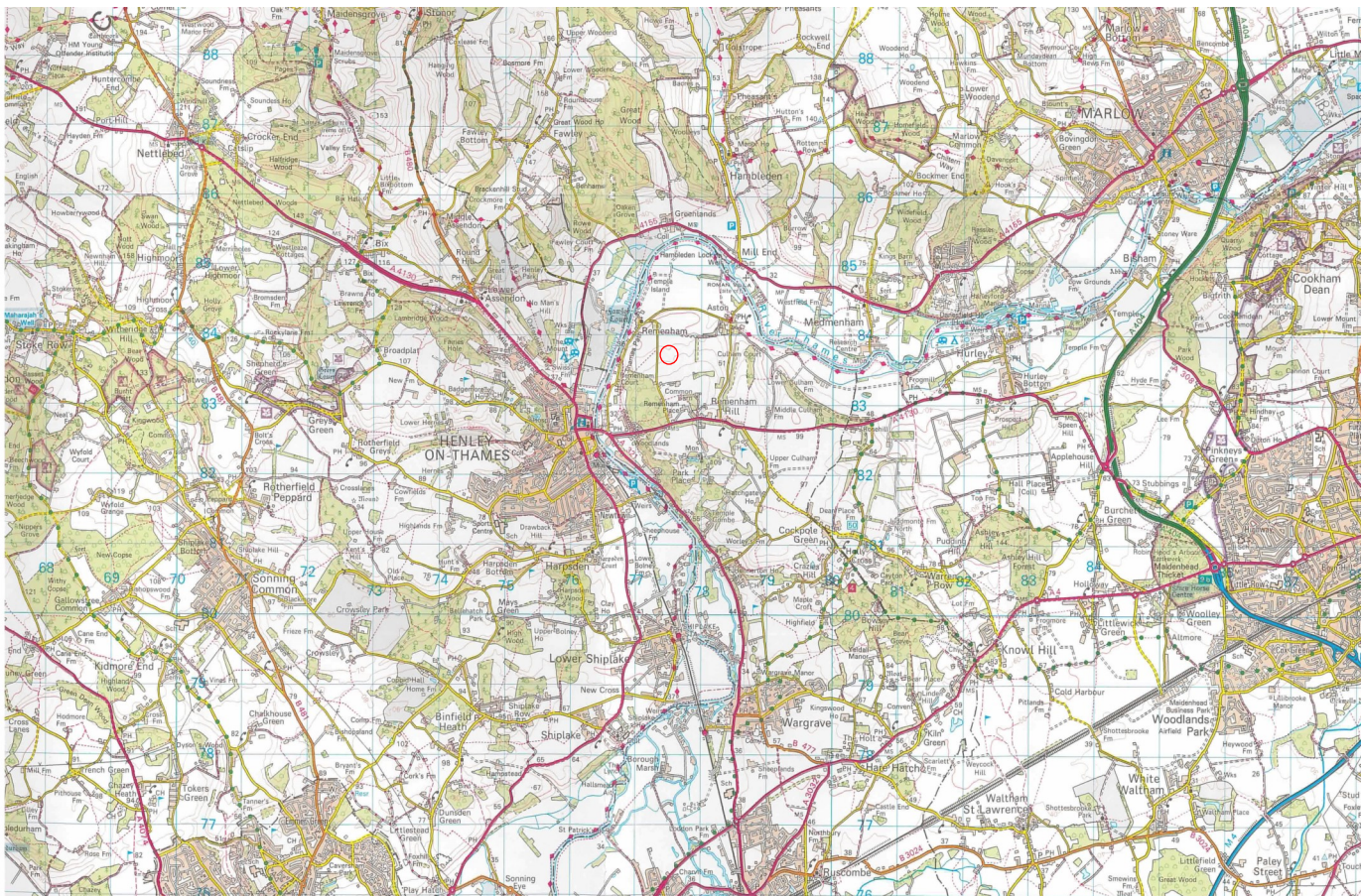
Woodside

Ordnance Survey © Crown Copyright 2013. All rights reserved.  
Licence number 100022432. Plotted Scale: 1:2500

**Promap**  
LANDMARK INFORMATION GROUP\*

0m 25m 50m 75m





## Date of particulars

Particulars prepared June 2018 and amended August 2018. Photographs taken June 2018.

## Viewings

The property may be viewed during daylight hours by persons holding a set of these sales particulars.

The property may be viewed on foot only at your own risk, neither Simmons & Sons or the landowner accept any liability to injury caused on the land. We also request that you register your interest with us before viewing the land.

## Contact

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