



CRANES FARM

East Garston, Berkshire



A DESIRABLE ARABLE
BLOCK OF LAND, EXTENDING
TO 216.98 ACRES IN THE
LAMBOURN VALLEY

Arable | Pasture | Woodland

In all about 216.98 acres

For sale as a whole

Distances: Hungerford 10 miles (London Paddington from 60 minutes), Newbury 13 miles
M4 (Junction 14) 6 miles, Didcot 20 miles, Marlborough 19 miles, London 70 miles
(All distances are approximate)

SITUATION

East Garston is an attractive village in the Lambourn Valley, or ‘Valley of The Racehorse’, on the edge of the Berkshire Downs about 4 miles north of junction 14 of the M4. Communications to London and Heathrow by rail and road are close-by and quick. Located in an Area of Outstanding Natural Beauty, the area is well known for its many historic footpaths, bridleways and by-ways, notably The Ridgeway.

LAND

The land at Cranes Farm extends to 216.98 acres, 186.66 of which is arable, 26.8 acres is pasture and 3.52 acres is woodland. The land is classified as Grade 3 and the land is farmed on a casual rolling farming agreement with a local farmer. There is water provided to the fields and there is a strip of land to the south which used to be a landing strip for small planes. The land is entered into a mid-tier Countryside Stewardship Scheme and SFI scheme.

The land is farmed in a rotation of barley and bi-cropping of wheat and beans. The land is currently down to winter oats and wild bird seed mixture as part of the SFI scheme.



GENERAL REMARKS AND STIPULATIONS

Method of sale: The property is offered for sale freehold as a whole with vacant possession by private treaty.

Easements, wayleaves and rights of way: The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There is one footpath across the property.

Sporting, timber and mineral rights: The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

Plans, areas and schedules: These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

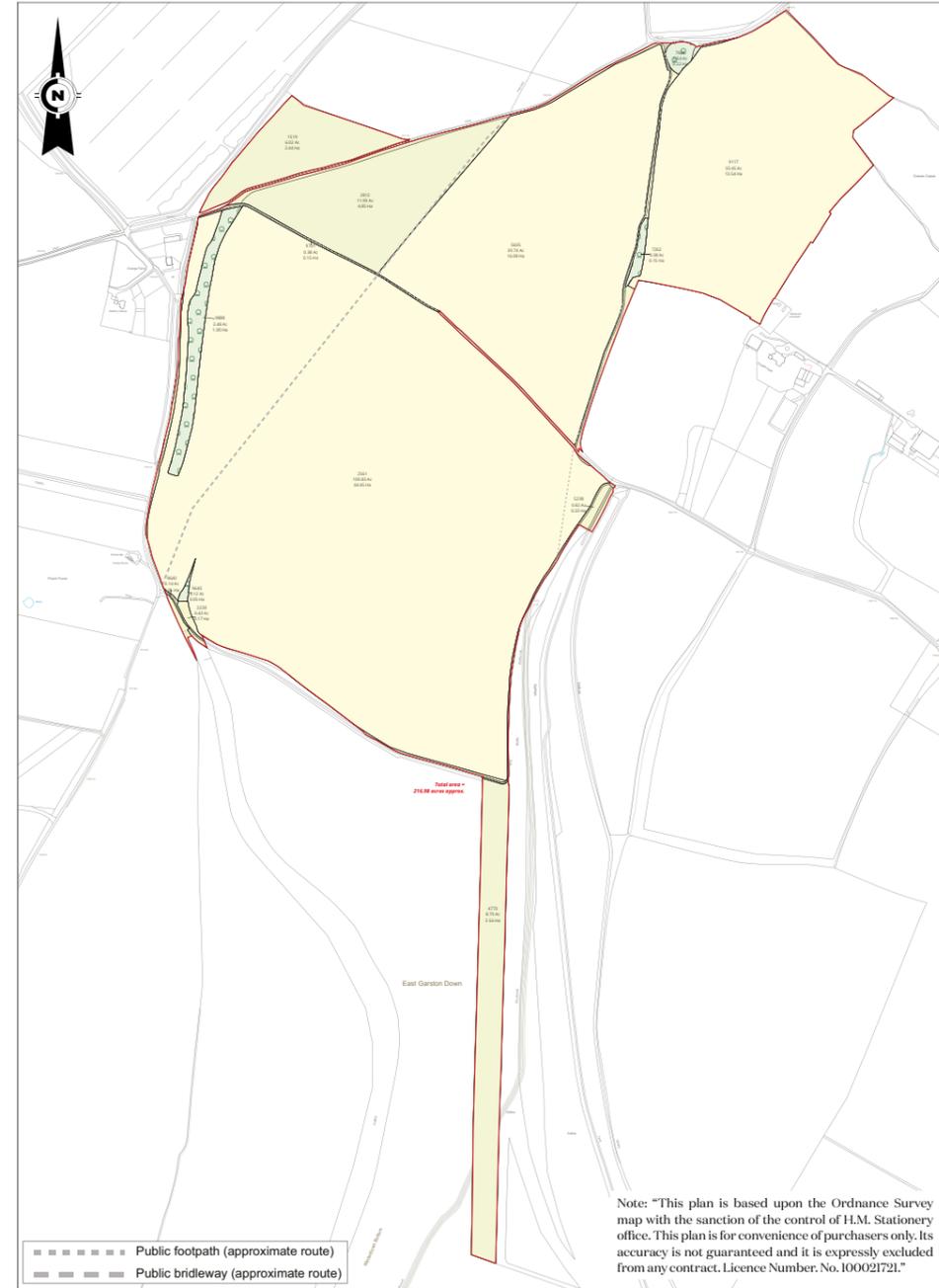
VAT: Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

Local authority: West Berkshire Council

Postcode: RG17 7HU

What3words: ///pens.booster.photocopy

Viewings: All viewings are strictly by appointment with the Vendor's agent.



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