



**LAND AT LECKHAMPSTEAD**  
Leckhampstead, Newbury, Berkshire





# LAND AT LECKHAMPSTEAD

Wantage Road, Newbury, Berkshire  
RG20 8QT

## An attractive parcel of pasture land with farm buildings

Newbury 7 miles

Wantage 8 miles

### For Sale by Private Treaty

In all about 32.89 acres (13.31 hectares)

### Location

The property is located to the north east of Leckhampstead and to the west of Peasmore, lying immediately to the east of the B4494 which runs from Newbury to Wantage. The A34 trunk road lies approximately 4 miles to the east and provides access to the M4 and M40 motorways.

### Description

The land extends to approximately 32.89 acres in total and rises to the east from the B4494. The parcel is predominantly west facing with a level fenced enclosure close to the B4494 where the buildings are located. The road frontage and northern boundaries are marked by mature hedgerows.

The main building is a 3 bay Dutch Barn (6.3m x 13.8m) with a further range of low eaved storage sheds, some of which have had their roofs removed or partly removed. To the east of the Dutch Barn is a range comprising a concrete block walled 3 bay building with 1 bay now roofed (4m x 6m covered area), adjoining is a second, part roofed concrete wall and base, store (base area 12.3m x 3.95m). There is a further adjoining concrete base and part concrete block walled former store (roof removed) (12.3m x 3.7m), together with another unroofed former store (3.6m x 6.2m). Finally there is an attached corrugated side and roof clad store (3.2m x 3.6m).







Subject to gaining any necessary consents the buildings could be utilised for a variety of purposes. In addition to the bases of the buildings there is a large area between the buildings and surrounding them of hard standing. The land is currently down to grass, having been part of an arable reversion scheme from a traditional arable rotation. The land is currently in a Higher Tier Countryside Stewardship Scheme as part of the wider holding.

**Method of Sale:** The land is available as a whole by private treaty.

**Tenure and Possession:** Freehold.

**Services:** Mains water connected.

**Overage:** The land is sold subject to an Overage provision providing that in the event of development, other than agricultural or equestrian, within 30 years of the date of the sale then 35% of the uplift in value as a result of such development will be payable to the Vendor.

**Wayleaves, Easements and Rights of Way:** The property is being 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. Overhead electricity cables and a water main cross the land.

**Sporting, Timber and Mineral Rights:** Included within the sale in so far as they are owned.

**Basic Payments Entitlements:** No entitlements are included within the sale. The Vendor will retain the 2021 payment and the Purchaser will be required to comply with cross compliance regulations until 31st December 2021.

**Local Authority:** West Berkshire  
The land lies within the North Wessex Downs Area of Outstanding Natural Beauty and within a Nitrate Vulnerable Zone.

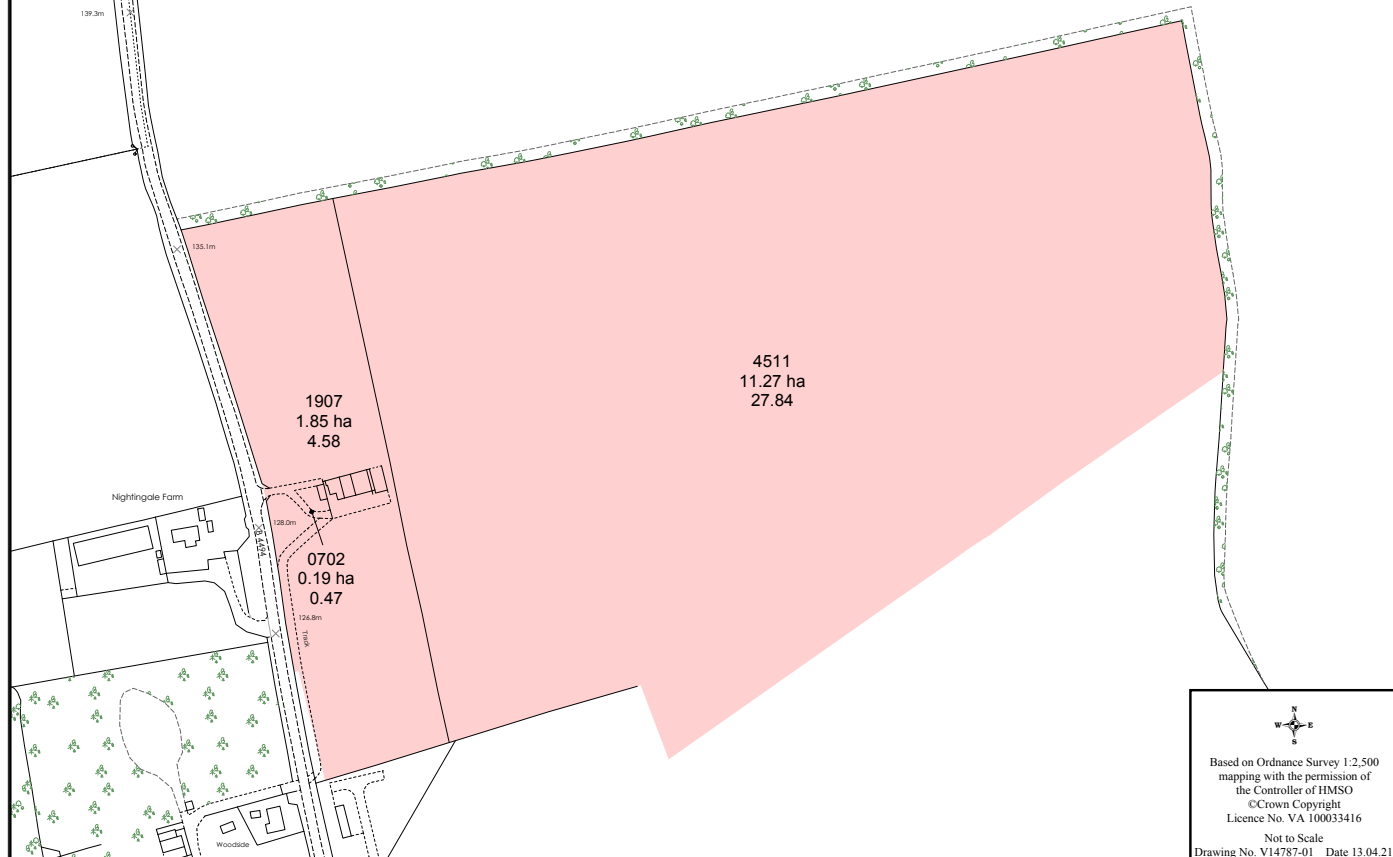
**Plans:** Plans included within these particulars are for information and reference purposes only and are not necessarily to scale.

**VAT:** Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT then such tax will be payable in addition.

**Viewing:** During daylight hours on foot with a copy of the Particulars, please do telephone Adkin on 01235 862888 to confirm time of visit.

**Health and Safety:** Please do not approach any machinery operating on the land. Please be vigilant for any potential hazards when making an inspection of the land.

**Further details:** Please contact Kevin Prince 01235 862888 or Beth Robertson by email: [kevin.prince@adkin.co.uk](mailto:kevin.prince@adkin.co.uk) or [beth.robertson@adkin.co.uk](mailto:beth.robertson@adkin.co.uk)



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