



**THATCHAM, BERKSHIRE**  
£80,000 Guide Price

**Carter Jonas**

# THATCHAM, BERKSHIRE

Arable land for sale extending to 3.98 acres (1.61 hectares). The Land is understood to be classified as grade 2 under the Agricultural Land Classification and Soilscape 7: Freely draining slightly acid but base-rich soils.

## FOR SALE

The land is offered for sale as a whole by private treaty. The guide price is £80,000.

## TENURE

The land is sold with vacant possession.

## DESIGNATIONS

The land is within a Nitrate Vulnerable Zone.

## BOUNDARIES

The current boundaries are stock fencing and mature hedgerows. The boundary marked A to B is currently open to the wider field and it will be the responsibility of the purchaser to install a boundary fence.

## ACCESS

Vehicular access to the land is available from the highway.

## RIGHTS OF WAY

N/A

## SERVICES

We don't believe the land benefits from any services.

## VIEWINGS

Viewings by appointment only, please contact the agents.



## Infrastructures

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## IMPORTANT INFORMATION

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