



Blacklands Copse

Upper Bucklebury, West Berkshire

Carter Jonas

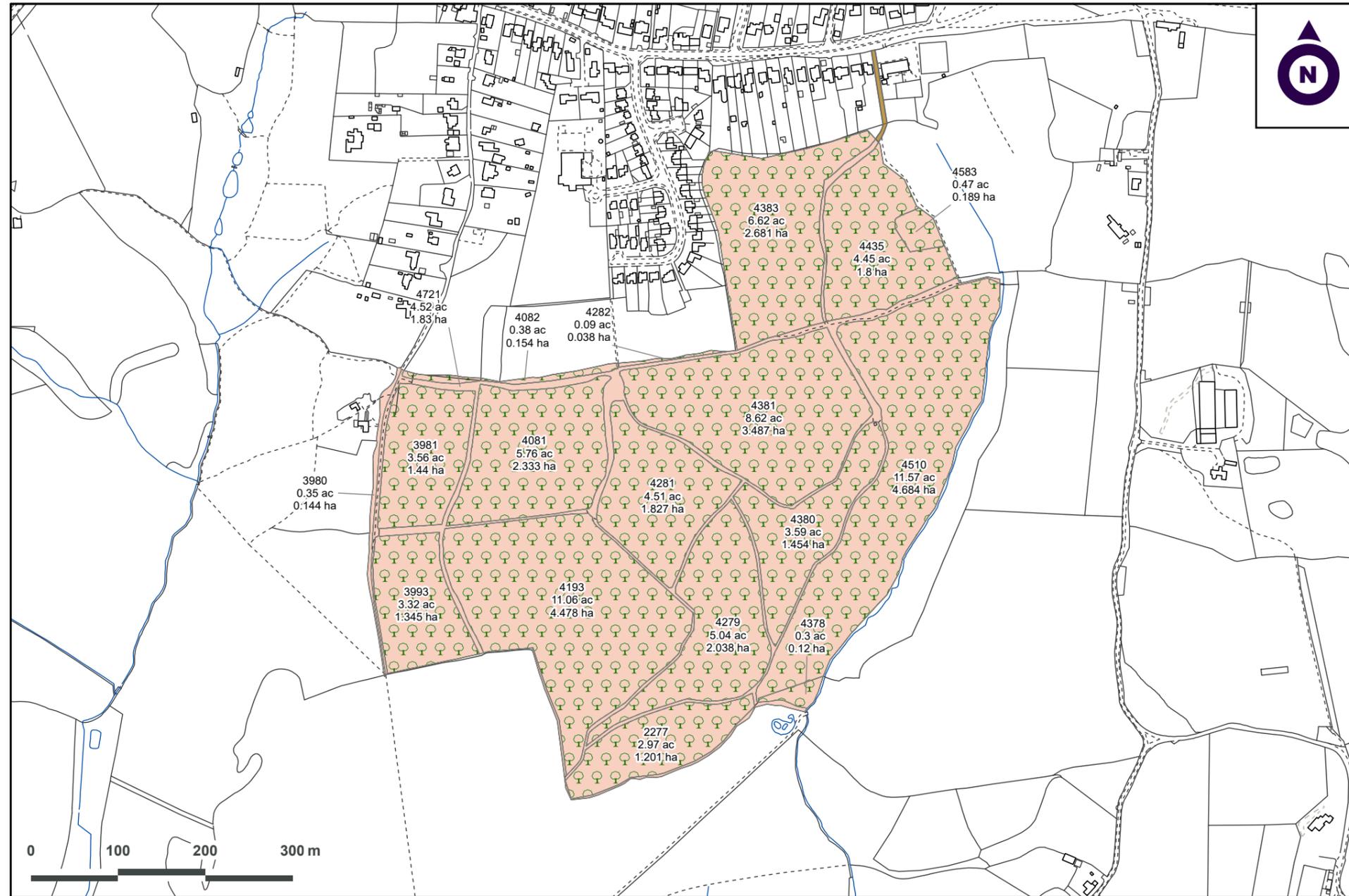
**Blacklands Copse
Broad Lane
Upper Bucklebury
Reading
RG7 6QL**

**An attractive and productive
parcel of managed woodland in
West Berkshire.**

Principally stocked with conifers, some oak and sweet chestnut Blacklands copse offers a rare opportunity to acquire a parcel of woodland currently being managed to produce commercial timber.

In all extending to 77 acres (31 hectares)

For sale by private treaty as a whole.



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Location

Blacklands Copse is located south of Upper Bucklebury, a village in West Berkshire. The nearby A34 and M4 link road users to Reading circa 12 miles and Oxford c.30 miles. Closer in proximity, the A4 links to Thatcham c.2 miles and Newbury c.9 miles.

Amenities

The nearby Thatcham provides a range of amenities including shops, pubs and recreational centres.

Within a short drive, Reading town centre offers a wealth of restaurants, shops and transport links to other cities, including London.

Land

Blacklands Copse is an attractive and productive parcel of woodland comprising a total of 77.20 acres (31.24 hectares) with a right of way access leading from Broad Lane to the north. A series of well laid out internal tracks and rides provide access to the woodland.

It is undulating and generally slopes from north to south and is divided internally into planted parcels within differing management timelines. Principally stocked with conifers alongside a mix of oak and sweet chestnut it offers great amenity value alongside its core timber use.

Woodland Management

Proactive management of the woodland is being undertaken by Wessex Woodland Management Ltd. Further details on stocking, planting and yields are available on request.

Tenure & Possession

The leasehold title to the property is offered for sale. The original vendors were granted a lease of 999 years which commenced on the 14th September 1954 at an annual rent of £9.75 with no provision for rent reviews.

Designations

Part of Blacklands Copse sits within the North Wessex Downs Area of Outstanding Natural Beauty.

Blacklands Copse is designated by Natural England as a Plantation on an Ancient Woodland Site (PAWS).

Services

As far as the selling agent is informed no services are connected.

Wayleaves, Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes, whether specifically referred to or not.

NB: Access to the property is via a 15FT wide right of way for all times and all purposes from Broad Lane as shown coloured brown on the plan. The owner of the land to the west of the property has a right of way along the track on the western boundary, which is also a public bridleway.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agents nor the vendor takes responsibility.

Sporting Timber & Mineral Rights

The sporting rights are reserved to the Lessor. However the Lessee has the right to shoot deer, wood pigeons and vermin.

The mineral rights of the property are reserved by the Lessor. The Lessee may take material for the maintenance and construction of roads within the property and for the right of way coloured brown on the attached plan.

Local Authority

The West Berkshire District Council
www.westberks.gov.uk

Viewings

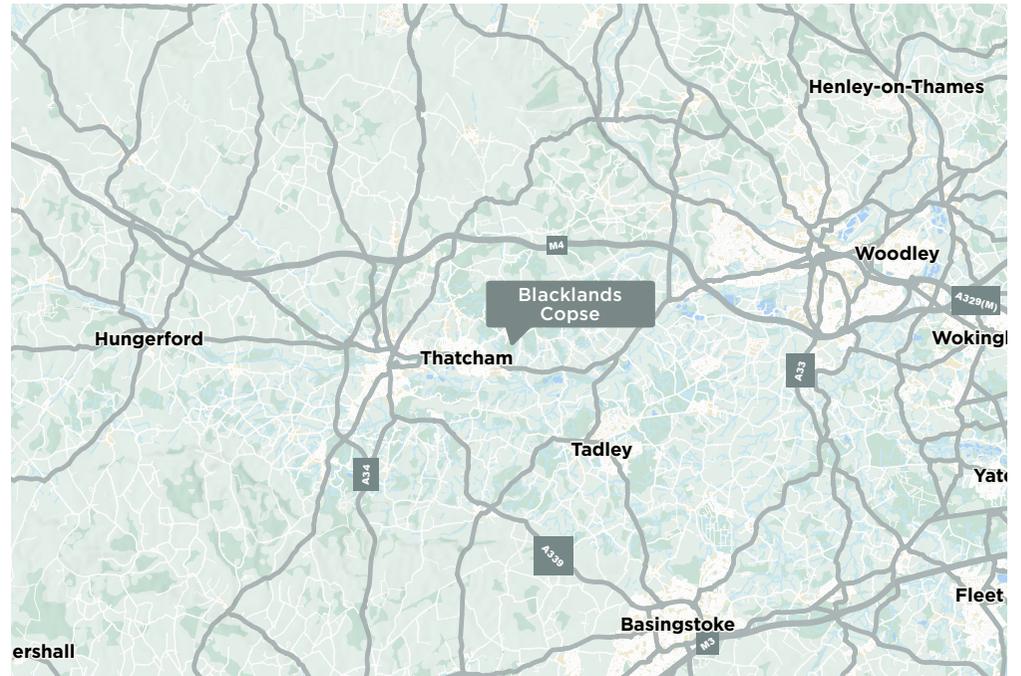
Barring viewing from the adjacent bridleway viewings are by appointment only with the sole selling agents Carter Jonas.

Directions

From Newbury take the A4 towards Thatcham. At the roundabout on the edge of Thatcham take the second exit into Tull Way. Follow this road round the north of Thatcham into Floral Way. At the 5th roundabout turn left into Harts Hill Road and proceed through Upper Bucklebury. The entrance to the property will be found on the right hand side just before the Village Hall.



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Winchester

07880 084 633 | Andrew.chandler@carterjonas.co.uk
07977 705 276 | megan.stacey@carterjonas.co.uk
3 Royal Court, Kings Worthy, Winchester, SO23 7TW

Important Information

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