



Caversham Lakes

| Reading, Berkshire

| **Carter Jonas**

Caversham Lakes Caversham Reading Berkshire RG4 9RA

Extensive restored lakes providing existing investment income and scope for a variety of alternative uses.

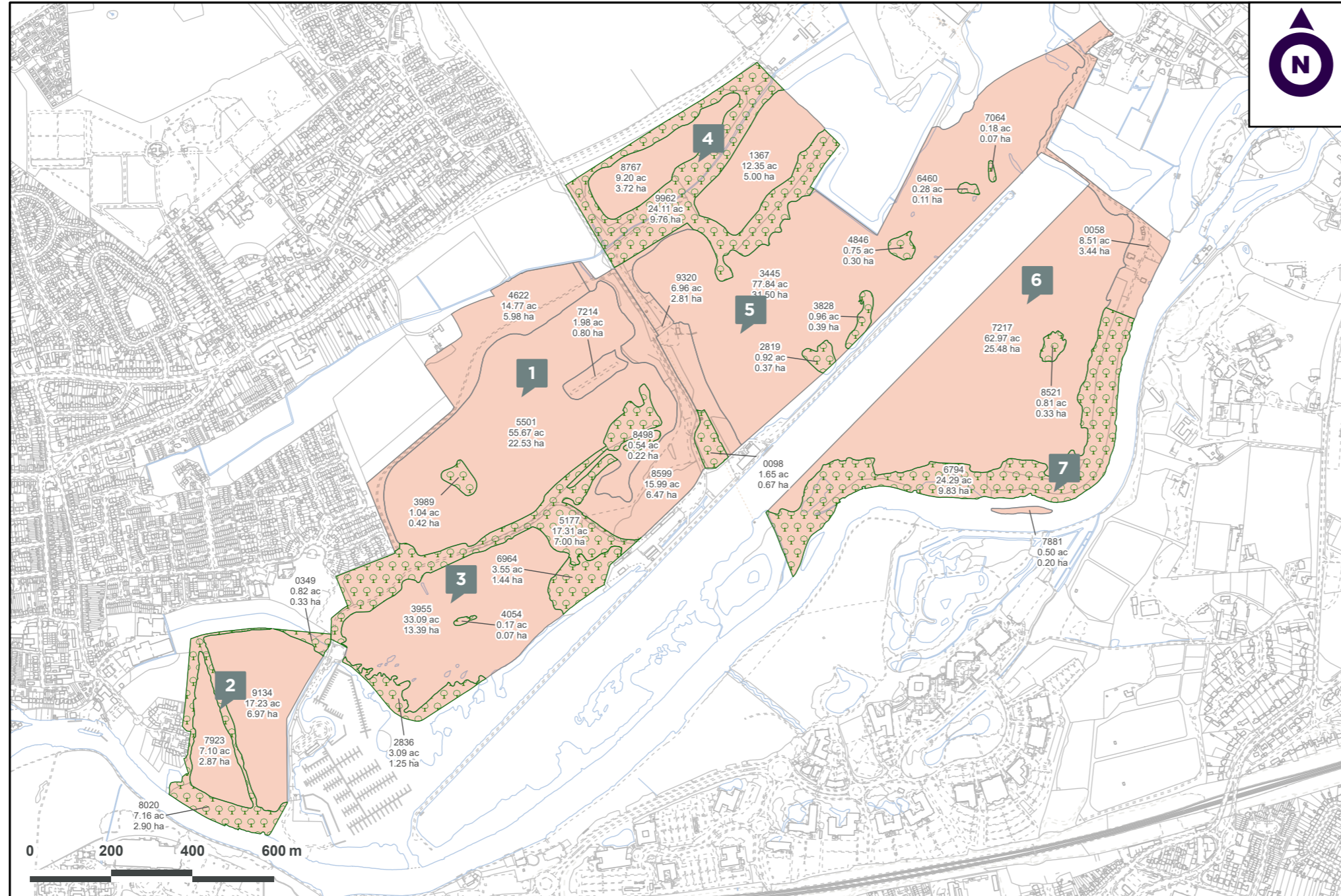
The site of the former Caversham Quarry has been restored to provide a number of lakes, ancillary ground and shelter belts together with access to and fishing on the River Thames.

With an existing rental income of £28,976 from a number of leisure based occupations the site has scope for alternative uses and additional lets and provides access for both the Thames and Kennet Marina and Redgrave Pinsent Rowing Lake.

For sale by private treaty as a whole.

In all about 411 acres (166 ha).

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Location

Located northeast of Reading between Caversham and Sonning the property is sited south of the A4155 Henley Road and takes access from Groblers Way leading from the same and with further access from the east at Sonning Eye. Reading itself is well located with access available to the M4, A4, A329 and A33 nearby.

West of Spine Road

The westerly part of the site provides for 3 lakes and ancillary areas which are detailed as follows:

1. North Lake

The most northerly lake extends to about 55.67 acres (22.53 ha) of water together with an area of relatively level ground to the north. To the south is mainly waters edge with some overgrown areas of land providing a variety of habitats within an aftercare management plan.

Access is available from Groblers Way.

2. Westerly Lake

The westerly lake extends to 24.33 acres (9.84 ha) and is sited to the southwestern corner of the property with a single access point from Groblers Way at its north easterly boundary. Unoccupied at present the lake is subdivided in 2 by a bund enclosing a utilities pipe. Surrounded by tree lined boundaries, adjacent residential property and the River Thames to the south its easterly boundary against the roadway lies in the body of water itself.

Access is via Groblers Way and purchasers should note that there is a small letting to the southerly point. Further details available on request.

3. South Lake

The southerly lake extends to 33.09 acres (13.39 ha) and is designated a nature reserve by the management plan in place which is in conjunction with the S106 relating to the adjacent rowing lake. There is potential for parking at the northerly end of the property with access direct from Groblers Way. There are relatively mature boundary trees and wooded enclosures providing shelter, screening and aesthetic appeal which would appear to align with the properties use and management plan.

East of Spine Road

The easterly part of the site provides 4 lakes and ancillary areas including River Thames frontage which are detailed as follows:

4. North Lakes

Extending to about 21.55 acres (8.72 ha) of water across 2 lakes, the easterly of the 2 lakes has an open boundary onto retained property. With ancillary wooded areas and shelter belts the lakes have access from the spine road and are let to a fishing club with a rent passing of £8,000 per annum.

5. South Lake

Providing some 77.84 acres (31.50 ha) of water there are a number of islands, waterfront and screening in addition. With access from the spine road the site is partially let to a water-sports operator with a rent passing of £9,500 per annum, the remainder, including open water boundaries, is in hand.

6. Sailing Lake

Located to the east and with access from Sonning Eye the Reading Sailing Club occupy a site of 72.29 acres (29.25 ha)

which includes water, hard standing for clubhouse and storage and an island. With a rent passing of £7,476 per annum the site has an open water boundary onto the adjacent rowing lakes which are in third party ownership.

7. Thames Fishing

Sited to the south east there is a 24.29 acres (9.83 ha) parcel of foreshore that enables access to both lake and River Thames fishing together with a small island. Currently occupied by fishing club with a license fee of £4,000 per annum the access is from Sonning Eye.

Further details of all tenancy and license agreements available on request.

Landscape and Aftercare Management Plan

The property is sold subject to a landscape and aftercare management plan. The main objectives of the agreement are to create an area suitable for a diverse range of recreational activities but enhance the nature conservation value of the site through habitat creation.

The agreement lasts for a period of 20 years beyond the original aftercare period which we ascertain to be 2027.

Further details available on request.

Overage

It is expected that the property will be sold subject to overage and all parties are requested to make their own suggestions relating to development / alternative use / natural capital.

Method of Sale

The property is offered for sale by private treaty as a whole or part thereof.

Tenure & Possession

The property is offered freehold with completion subject to the unexpired term of the existing tenancy agreements.

Designations

With the exception of the sites management plan as detailed above and planning constraints borne out of the S106 the site lies in a Nitrate Vulnerable Zone with parts in a SSSI impact zone only.

Services

Mains water and electricity are connected to the North Lake to the west of the spine road and to the Sailing Club.

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.

Health & Safety

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

VAT

The Vendor has opted to tax the property. VAT at the prevailing standard rate will therefore be payable by the purchaser in addition to the quoted purchase price. All interested parties are advised to seek independent professional advice regarding their VAT position.

Local Authority

South Oxfordshire District Council
www.southoxon.gov.uk

Viewings

Viewings are strictly by appointment only.

Directions

From Reading City Centre take the A329 Caversham Road north towards Caversham Bridge. Take the A4155 for about 0.5 miles and cross over Caversham Bridge bearing right towards Caversham and Sonning. Continue on the same road for another 1.5 miles before turning right at the traffic light junction with Caversham Park Road onto the main spine road into the lakes.



Groblers Way Access - ///caller.wool.salsa
Sonning Eye Access - ///free.unable.behind

carterjonas.co.uk

Offices throughout the UK



Oxford

07880 084 633 | andrew.chandler@carterjonas.co.uk

07890 662 098 | richard.fairey@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Summertown, Oxford OX2 7DE

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