



Briff View Farm

| Bucklebury, Berkshire

| **Carter Jonas**

**Briff View Farm
Briff Lane,
Bucklebury
Reading
Berkshire
RG7 6SN**

**Ring fenced residential farm
ready for redevelopment.**

Briff View Farm is an exceptionally well located residential farm in a very sought after part of West Berkshire. Comprising a modest house and multiple outbuildings there are a number of enclosures of pasture and woodland.

In all extending to 38.17 acres (15.45 ha)

For sale by private treaty as a whole or in 2 lots.



Location

Briff View Farm is located on Briff Lane between Bucklebury Common and Bucklebury itself. 6 miles north east of Newbury the property is 3.5 miles north east of Thatcham, 11 miles west of Reading and 55 miles west of Central London.

Rurally located the B4009, A4 and A34 are close by providing access and wider road network including the M4 J13 at Chieveley (6 miles) and J12 at Theale (11 miles).

Mainline Train services, including Crossrail are available from Reading (London Paddington 21 mins). Theale (11 miles) and Newbury (6 miles) also have mainline links through Reading.

Amenties

Newbury offers an extensive range of facilities including a variety of shops, pubs and restaurants, supermarkets, and a variety of leisure activities including the Watermill Theatre and The Corn Exchange. The nearby city of Reading hosting a much wider range of amenity options.

The area is popular for schooling including excellent state and private, the latter including Elstree, St. Andrews, Cheam, Horris Hill, Brockhurst and Marlston House, St Gabriel's, Bradfield College, Downe House and Pangbourne College.

Lotting

Lot 1: Briff View Farmhouse, buildings and about 32.16 acres (13.01 ha) of pasture.

Lot 2: A parcel of pasture with road access and extending to about 6.01 acres (2.43 ha).

House

The house is a well-appointed red brick property occupying an elevated position overlooking the wider land.

Extending to nearly 1,200 sq.ft the property comprises entrance hall and kitchen with pantry with a central hall leading to a dining room and sitting room with greenhouse adjacent. To the first floor are 2 bedrooms and family bathroom.

Externally there is a driveway and mature garden leading onto the land and adjacent buildings.

In need of updating and reconfiguring to produce a family home to modern standard the property provides an excellent starting point for a sympathetic refurbishment.

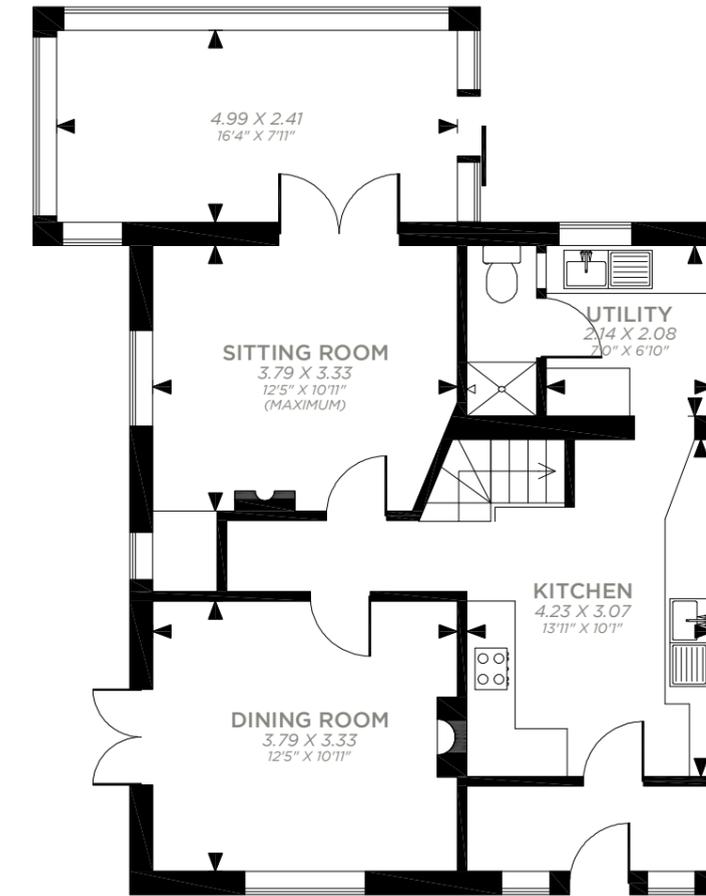


Floor plan

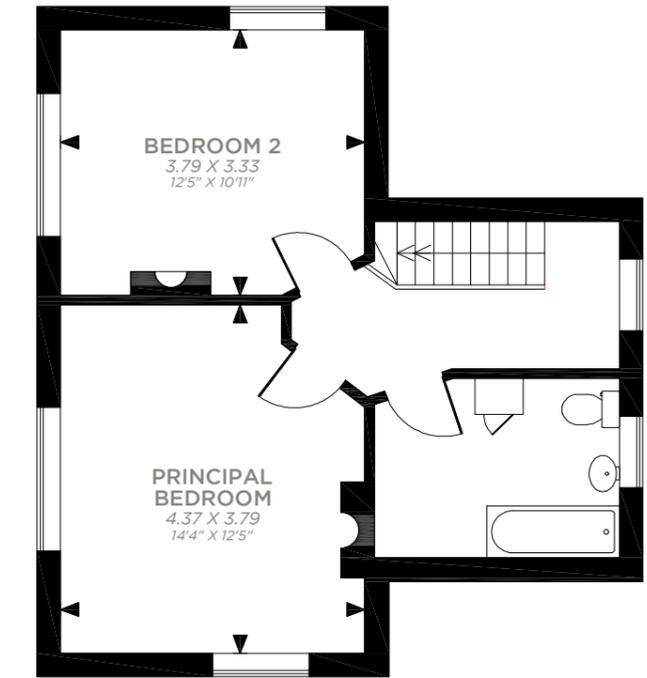
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Approximate area:

Total:
1,184 Sq Ft / 110 Sq M



GROUND FLOOR



FIRST FLOOR

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Buildings

The adjacent collection of buildings is located in a wooded spinney and extend to over 6,500 sq.ft. They are of varying constructions and condition and mainly used for storage.

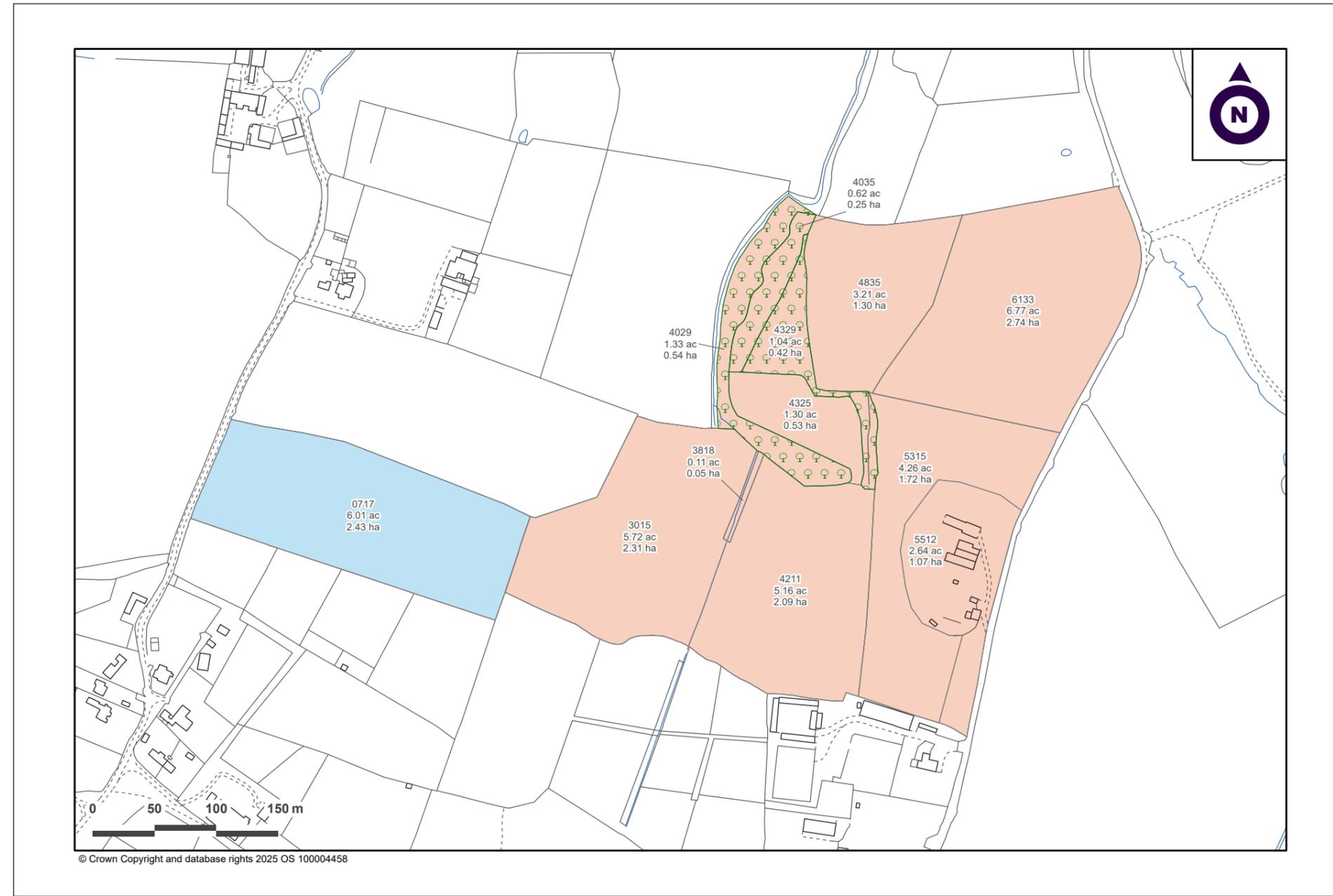
Included within the above acreage is lot 2 which is field parcel 0717, a 6.01 acres (2.43 ha) parcel of level pasture with direct access from Fannys Lane.

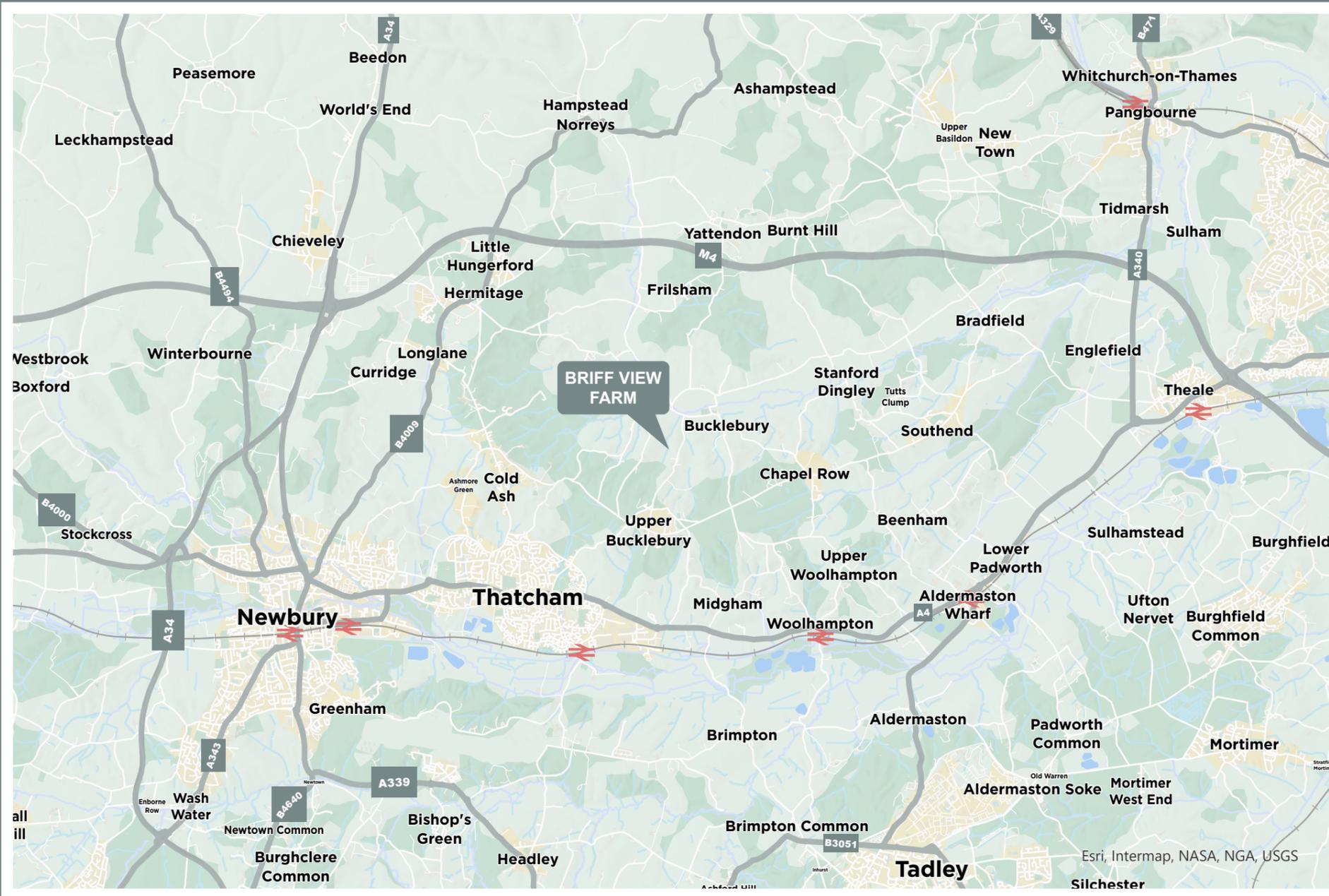
Land

Extending to about 35.54 acres (14.38 ha) in all the land is relatively level adjacent to the house but land drops away before rising up to Fannys Lane to the east at Hopgoods Green.

It is mainly located in larger, fenced and hedged enclosures of pasture including 2.99 acres (1.21 ha) of woodland surrounding the farmstead to the north, south and west. Access is available through a series of field gates.







Method of Sale

The freehold title is offered for sale as a whole by private treaty

Tenure & Possession

The property will be sold with the benefit of vacant possession.

Planning

A planning appraisal of the site has indicated that the demolition of the existing dwelling and its replacement and re-siting on the plot with a new dwelling (noting that it will likely be set slightly back from the road) will be acceptable in principle, in planning policy terms.

A full planning brief is available on request.

Designations

The property is located within the North Wessex Downs National Landscape.

Services

Mains electricity is connected. Water is from a borehole. Heating is oil fired and drainage is to a private system. For broadband and mobile connectivity please make your own enquiries and refer to <https://checker.ofcom.org.uk/>

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: There are no footpaths crossing the property.

Health & Safety

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

EPC ratings

EPC rating is E

Local Authority

West Berkshire Council
www.westberks.gov.uk

Viewings

Viewings are strictly by appointment only and to be accompanied by the selling agent.



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Important Information

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