



Church Farm

Aldermaston, Berkshire

Carter Jonas

**Church Farm
Church Lane
Aldermaston
Reading
Berkshire
RG7 4LR**

Ring fenced, unlisted residential farm with re-development potential.

Church Farm comprises a circa 18th Century farmhouse with associated yard, granary, extensive traditional buildings, parlour and timber pole barns together with orchard and permanent pasture paddocks.

In all extending to 80.39 acres (32.53 hectares).

For sale by private treaty as a whole or in up to 3 lots.



Location

Church Farm is situated on the eastern edge of the village of Aldermaston. The A4 Bath Road is 2 miles to the north and the M4 junction 12.6 miles to the east. Reading is approximately 12½ miles to the east, Newbury approximately 11 miles to the west and Basingstoke approximately 9 miles to the south.

Property

Lot 1 | Pink: Church Farmhouse, yard, traditional buildings and pasture | 7.55 acres (3.05 ha).

Lot 2 | Blue: Land at Church Road comprising undulating pasture, wooden framed building, pond and road access | 35.07 acres (14.19 ha).

Lot 3 | Yellow: Land at Red Lane being gently sloping pasture with road access | 37.77 acres (15.29 ha).

Amenities

Aldermaston is a pretty village to the west of Reading and offers a shop, florist, dining pub, primary school, nursery, garden centre, a church and a village hall. Aldermaston train station offers direct access to London Paddington in under an hour.

The larger towns of Reading, Newbury, and Basingstoke are all within easy reach, as is the M4 (J12), A4, and A34.

The area is well known for its excellent range of independent and state schooling including but not limited to Elstree, Padworth College, Pangbourne, Downe House, Cheam and Bradfield College.

Farmhouse

Built from Berkshire brick and requiring full refurbishment the property has a twin pitch clay tile roof over the main house with a single storey extension housing kitchen at the side. There are wooden windows and doors with metal rain water goods and a wooden framed conservatory.

The ground floor comprises pantry, kitchen, breakfast room, dining room and sitting room with access hallway. The first floor has 3 bedrooms, WC and a bathroom with 2 further bedrooms to the attic above via stairs on the landing.

Externally there is a brick wall and hedge to Church Road with commensurate garden and former garage to the rear.



Floor plan

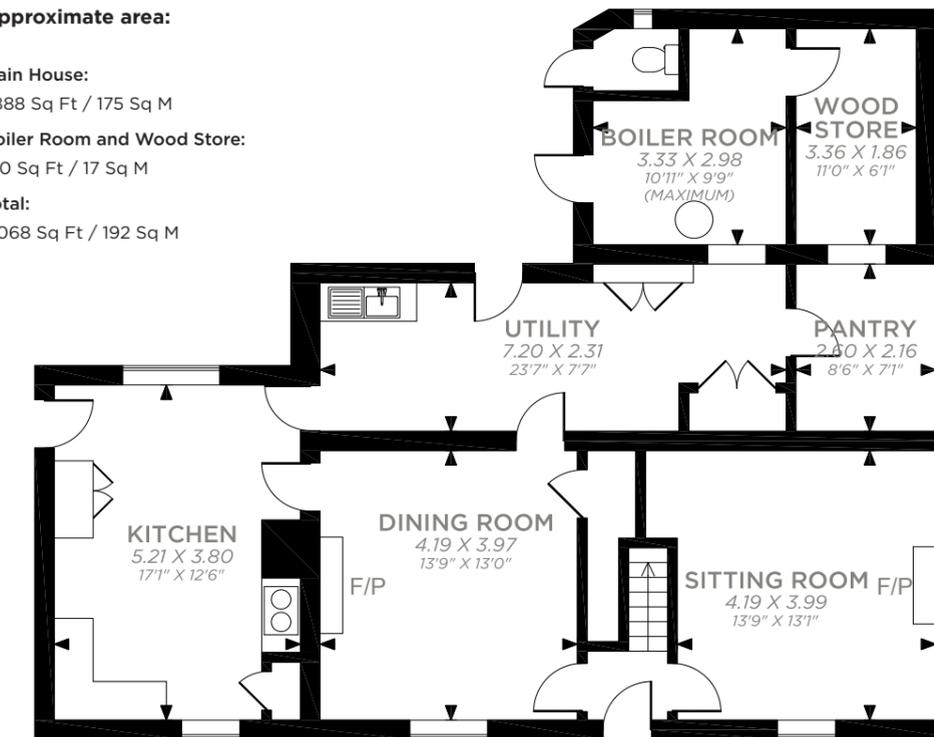
Church Farm

Approximate area:

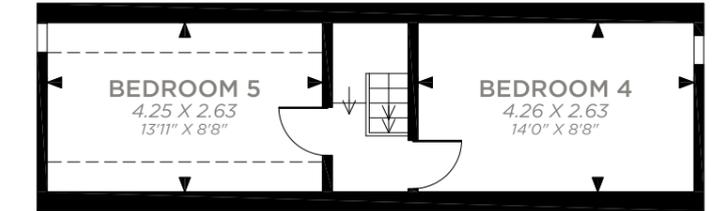
Main House:
1,888 Sq Ft / 175 Sq M

Boiler Room and Wood Store:
180 Sq Ft / 17 Sq M

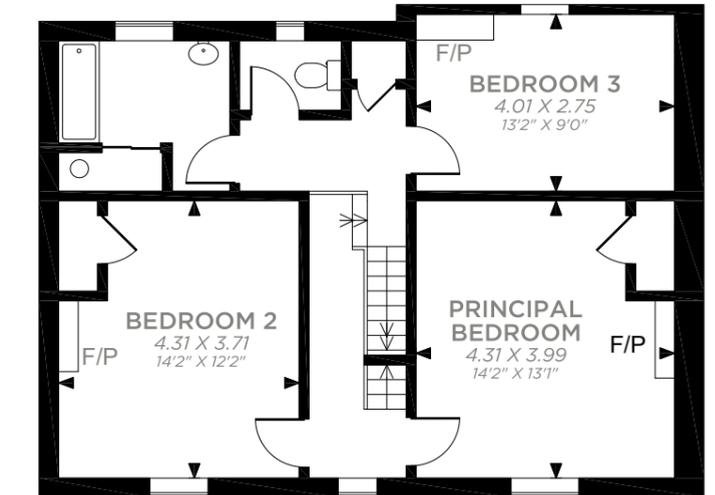
Total:
2,068 Sq Ft / 192 Sq M



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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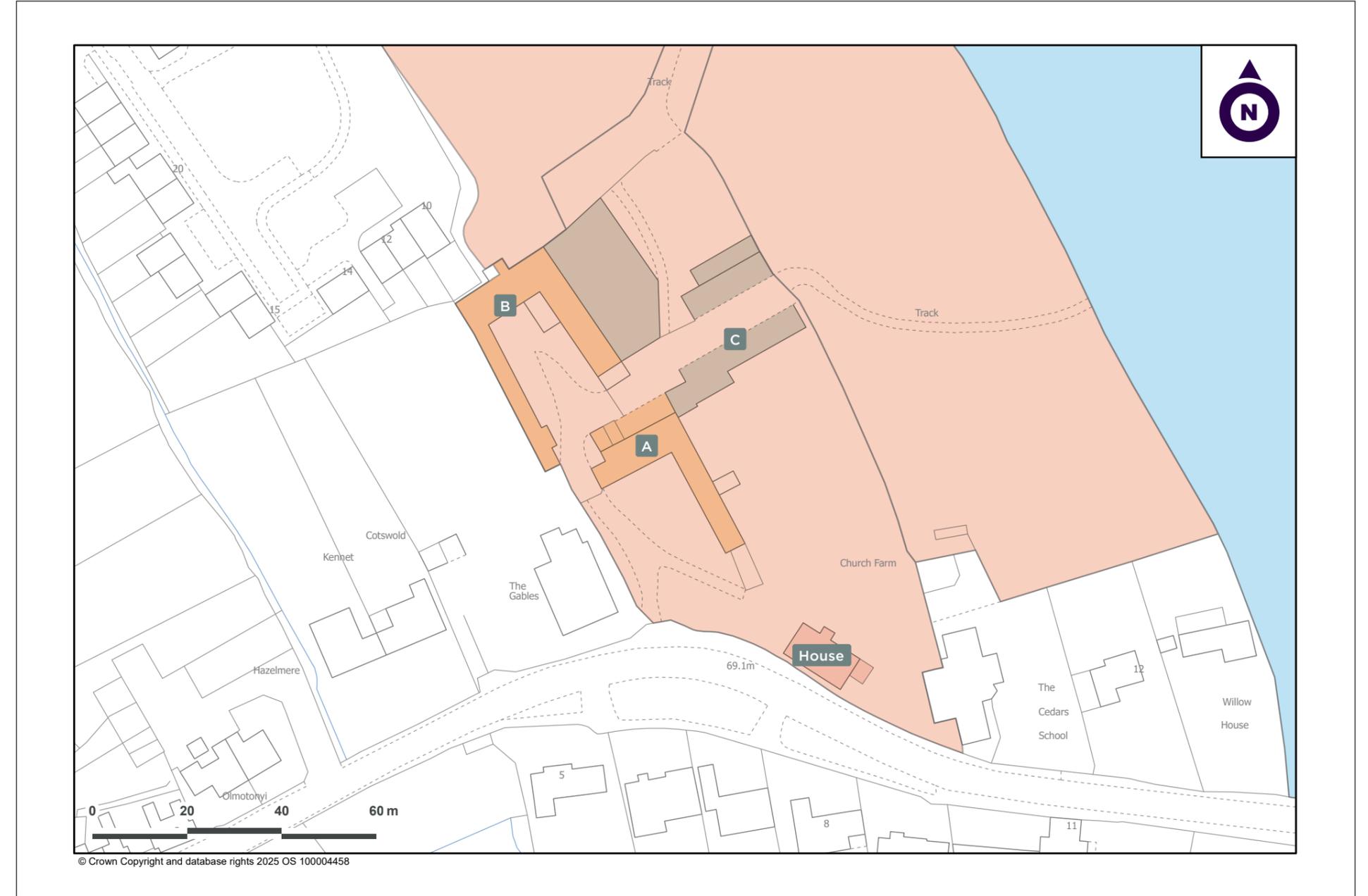
Buildings

A handsome collection of farm buildings populate the yard being a mix of mainly traditional barns, a block parlour and some timber pole barns.

Set in 3 tranches the first yard (A) is near the house and comprises traditional granary and a range of brick and block stores / former cattle buildings with a mix of tile and corrugated fibre roofs and extending to about 5,000 sq.ft.

The second yard (B) houses 2 super traditional wooden framed Berkshire Barns with wooden cladding under tile roofs with a brick parlour under tile roof adjacent in all extending to about 4,600 sq.ft.

The third yard (C) houses mainly pole barns and lies to the edge of the farmyard leading to the fields and provide about 8,500 sq.ft of additional floor area.

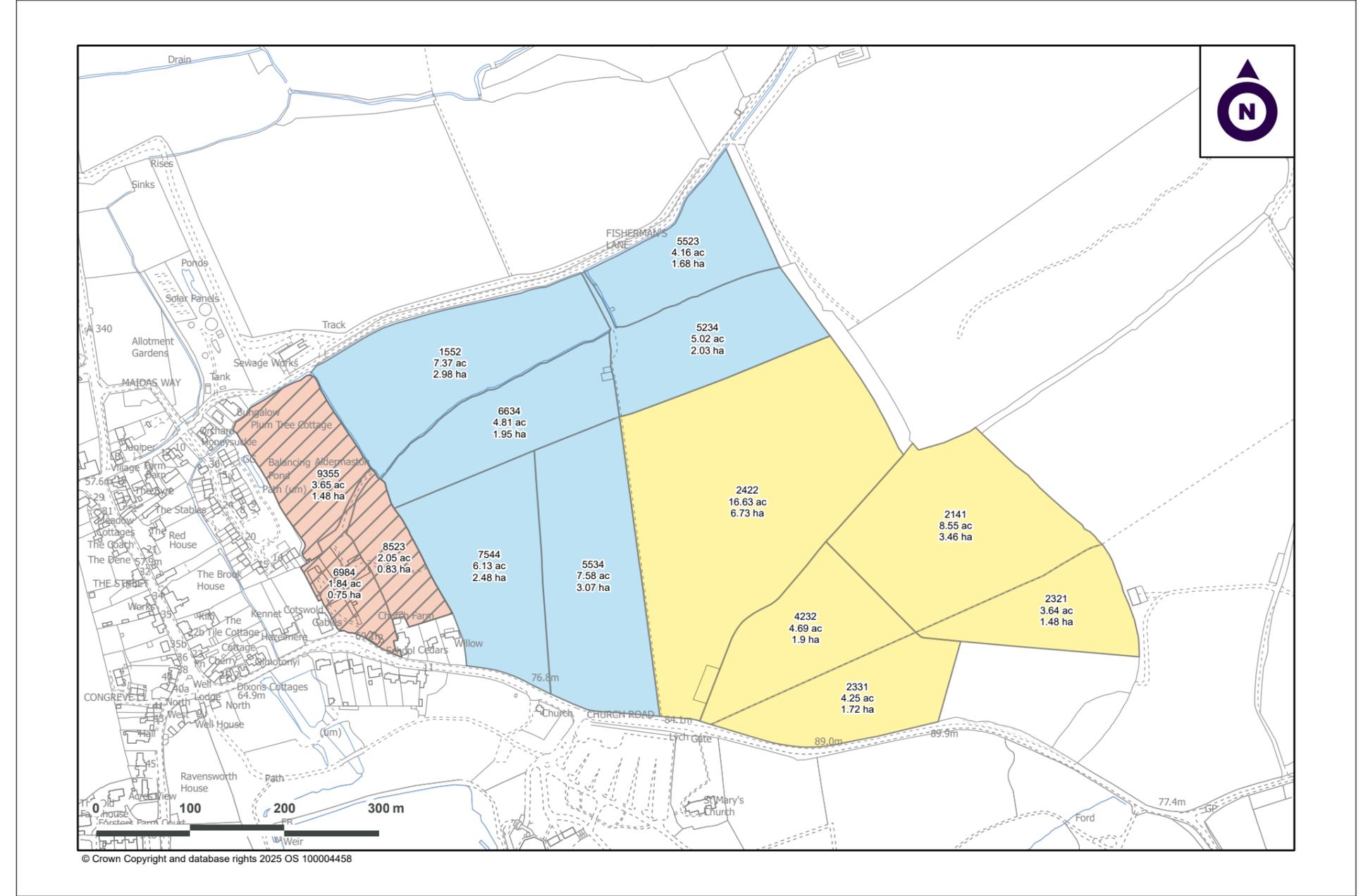


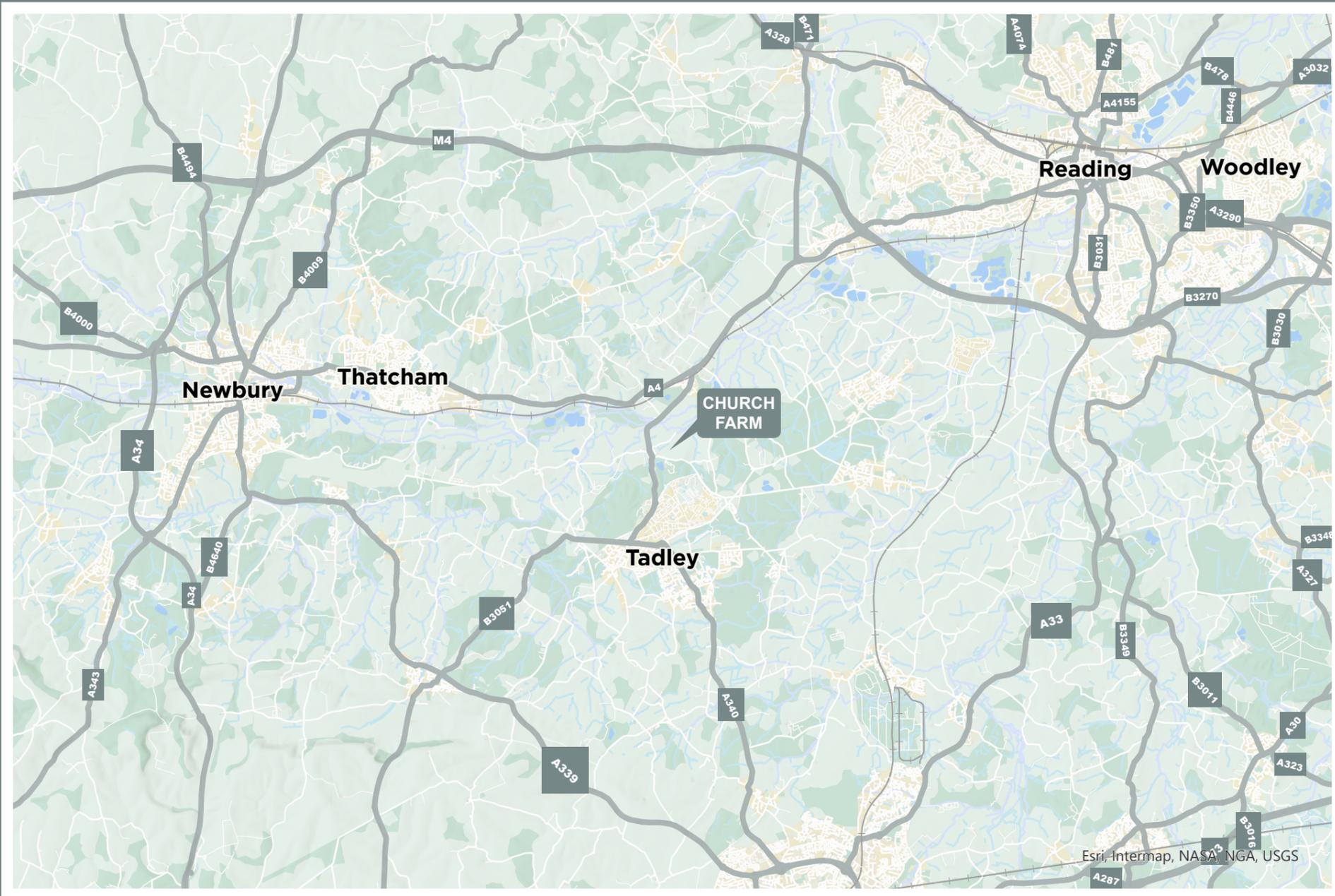
Land

Situated in a ring fence the land is all in permanent pasture subdivided into good sized parcels commensurate with its topography. With the boundaries being mainly fenced, with hedges and some trees, a small wooden framed building lies to the core with potential for alternative uses (STP).

The land slopes from Church Road on the southern boundary down to Fisherman's Lane on the northern boundary. Streams run through parts of the land with appropriate crossings and there is a pond at the lowest point.

Enabling lotting there are 3 vehicular access points off Church Road on the southern boundary and a single vehicular access point off Fisherman's Lane on the northern boundary. An internal track from the yard leads to the lower parcels.





Method of Sale

For sale by Private Treaty as a whole or in up to 3 lots.

Tenure & Possession

Freehold and with vacant possession on completion.

Planning

The house, farmyard and buildings at the property are located in the Aldermaston Conservation Area albeit no parts of the property are listed.

Overage

The property hatched in grey is sold subject to an overage reserving 30 % of any increase in value over a 30 year period.

For clarity the overage is to cover development of any part of the Property (apart from a singular dwelling and garden) for any purpose other than for agricultural (excluding the construction of a house subject to an agricultural occupancy condition), forestry, horticultural (excluding garden centres and plant nurseries etc.) and equestrian (excluding the construction of a house subject to an equestrian occupancy condition).

Overage payment is on the earliest of sale with the benefit of planning permission or implementation of a planning permission.

Designations

Church Farm is located in its entirety inside the AWE Aldermaston Detailed Emergency Planning Zone (DEPZ).

Services

We have not undertaken our own investigations but Church Farmhouse and the traditional farm buildings have mains water and electricity connections. Any water connected to the fields will be via the same. It is understood that the farmhouse is connected to mains drainage.

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.

All lots benefit from a right of access from Fishermans Lane to the north of the property. There are 2 footpaths crossing the farm. An abandoned former MOD pipeline and sewer pipe crosses parts of the property. Further details on request.

Health & Safety

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

EPC ratings

EPC rating is G

Local Authority

West Berkshire Council
www.westberks.gov.uk

Viewings

With the exception of footpath access across Lots 2 and 3 viewings are to be strictly by appointment only through the selling agents.

Directions

From the M4 J12 at Theale take the A4 Bath Road heading west for about 4 miles. At the roundabout in Padworth take the first exit onto the A340 Basingstoke Road towards Aldermaston continuing for about 1.8 miles. On entering the village take the first exit at the roundabout and continue for about 0.1 miles before turning left onto Church Road where the property is located on the left hand side after about 150m.



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Winchester

07880 084633 | andrew.chandler@carterjonas.co.uk
07977 705 276 | megan.stacey@carterjonas.co.uk
3 Royal Court, Kings Worthy, Winchester SO23 7TW

Mulberry Rural

07977 019 340 | kevin@mulberryrural.co.uk

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