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**SIMMONS & SONS**



**Land and Buildings at Bottom Lane, Checkendon, RG8 0NR**

**Guide Price £1,265,000**

31.42 Acres Available as a Whole or in up to 5 Lots

Freehold



# Land and Buildings at Bottom Lane

## Checkendon

### RG8 0NR

For Sale as a whole £1,265,000

Or

in up to 5 lots as follows:

Lot 1: 1.28 acres and buildings £650,000

Lot 2: 2.00 acres £100,000

Lot 3: 11.84 acres £190,000

Lot 4: 11.80 £235,000

Lot 5: 4.50 £90,000

#### SITUATION

The land and Buildings at Itchens Farm are situated in a delightful private rural setting to the west of Checkendon in South Oxfordshire. Reading 11 miles, Henley on Thames 7 miles and Wallingford 6.3 miles.

The whole property extends to approximately 31.42 acres and is offered as a whole or in up to 5 lots as follows:

**Lot 1** 1.28 acres of land together with a farmyard comprising of hardstanding combined with over 9000 sq ft of buildings as follows:

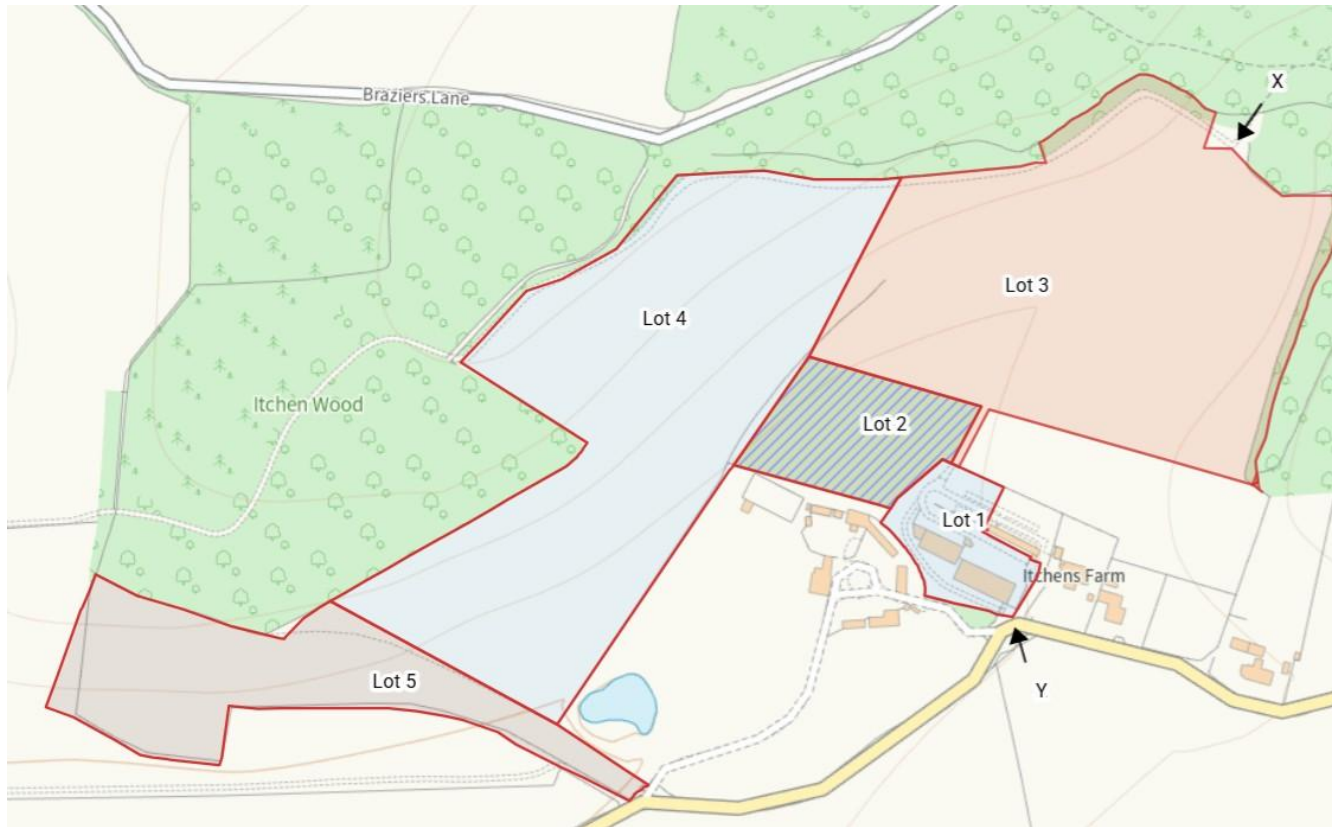
**Building 1** Steel portal framed open fronted building with concrete block walls to part, concrete floor, 2658 sq ft.

**Building 2** Steel portal framed open fronted building with concrete block walls to part, concrete floor, 2658 sq ft.

**Building 3** Timber framed building with concrete block walls in part, concrete floor, 3008 sq ft.

**Building 4** Concrete block-built boar pens.





**Building 5** Two concrete block boar pens, 161 sq ft.

**Building 6** Feed and preparation room, concrete block construction, 65 sq ft.

**Lot 2** – 2.00 acre grass paddock.

**Lot 3** – Approximately 11.84 acres of grass paddock with mature trees lined borders.

**Lot 4** – Approximately 11.80 acres of grass paddock accessed through Lot 5.

**Lot 5** – 4.50 acres of scrub banks believed to have been terraced in parts.

## SERVICES

Mains electricity is connected to lot 1.

Lots 1,2,3,4 and 5 are not connected to any water services and prospective purchasers should make their own enquiries about any connections. Lot 1 is connected to mains electricity.

## ACCESS

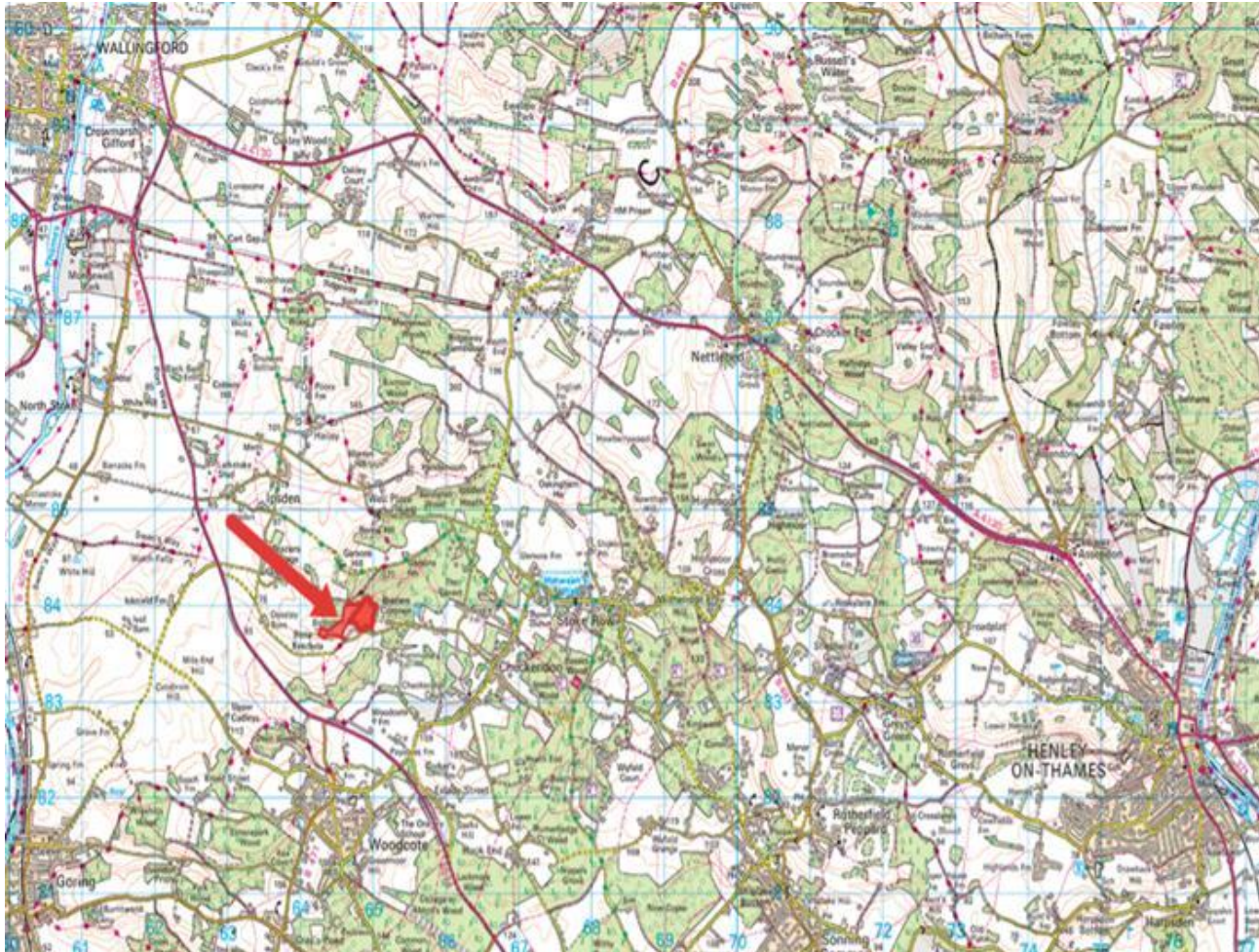
Access to Lot 1 is gained through a roadside gate leading directly into the yard.

Access to Lots 2 and 3, if sold separately from Lots 4 and 5 will be gained via a roadside gate to the left of the Lot 1 entrance gate to the south of the buildings. An access right can be granted across Lot 1 land leading into Lot 2 or 3. Access to Lots 2,3,4 and 5 can be gained from a roadside gate leading into lot 5 from the public road if they are sold independently from Lot 1.

A 12 ft wide right of way exist for the owner of woodlands to the east of the property to pass and repass between points X and Y on the sale plan with or without vehicles and timber carrying vehicles from Braziers Common to the public Highway.







## DIRECTIONS

What 3 Words

Lot 1 ///patch.tipping.infringe

Lot 5 ///magpie.repaying.simmer

From Henley on Thames, travel towards Stoke Row and then Checkendon. On entering Checkendon village, turn right into Lovegrove's Lane, continue along this lane taking the first left into Bradley's Street. Continue down the hill to where the road bends sharply left and the entrance to Lot 1 will be found on the righthand side identified by a For Sale sign.

The entrance to Lot 5 can be found by continuing along the road for about 0.25 of a mile and identified by a For Sale sign.

## TENURE

The property is for sale Freehold and Vacant Possession is available on completion.

## LOCAL AUTHORITY

South Oxfordshire District Council

## VIEWINGS

Strictly by appointment only with Simmons & Sons, Henley-on-Thames .

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June 2025

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