



HASLAM S
CHARTERED SURVEYORS

GRAZING LAND

FOR SALE



LAND WEST OF BLANDYS LANE

Upper Basildon Reading Berkshire RG8 8PG

TYPE	GRAZING LAND
TENURE	FREEHOLD
SITE AREA	2.63 HECTARES (6.50 ACRES)

KEY POINTS

- > Available as a whole or two Lots
- > Closing date for offers:
12 Noon Thursday 16th July 2026



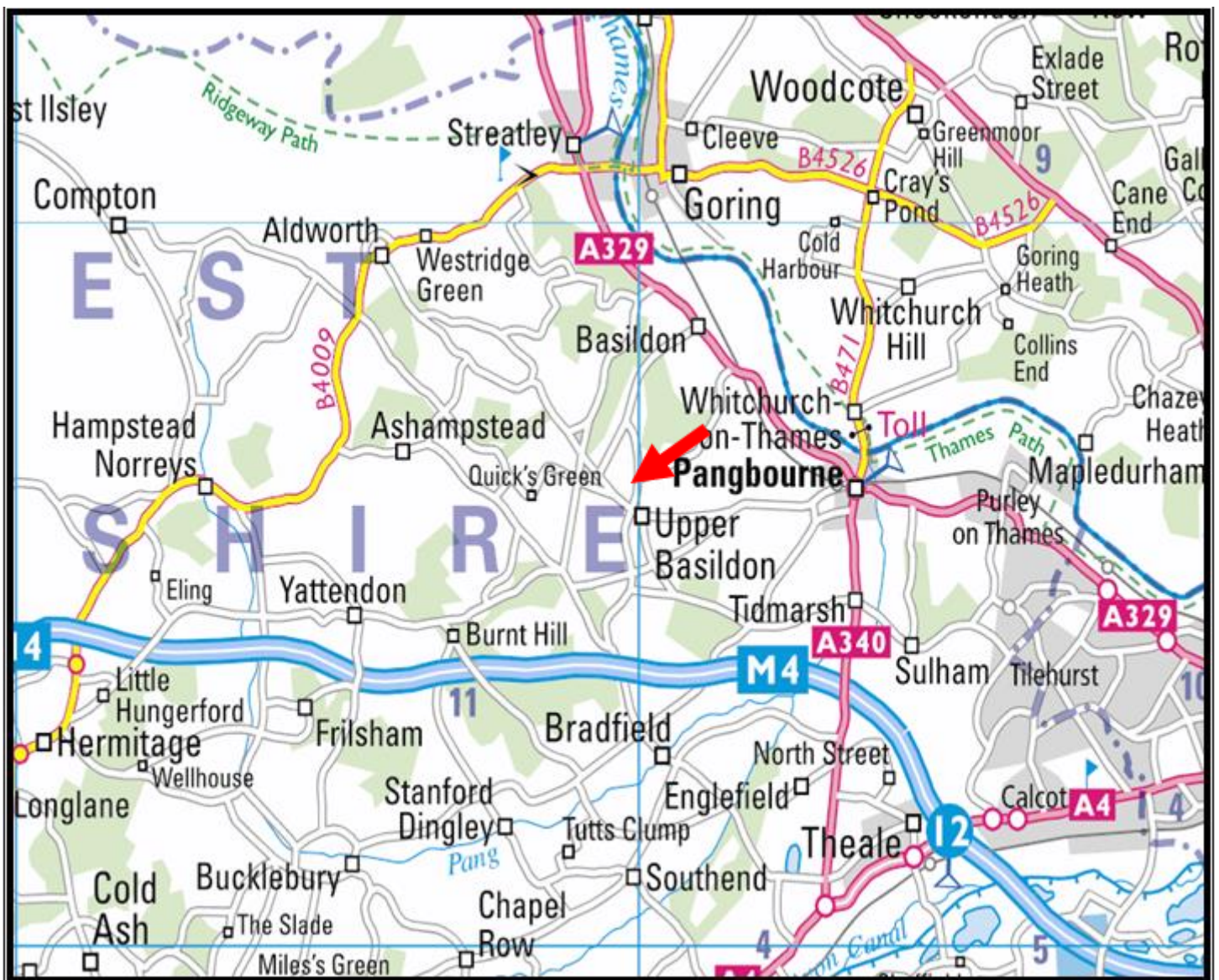
Location

The property lies on the west side of Blandy's Lane approximately 100 metres to the north of its junction with Mead Lane in a semi-rural location on the outskirts of the village of Upper Basildon, West Berkshire.

Pangbourne village centre and Pangbourne railway station lie approximately 3 miles to the east of the property whilst the major town of Reading lies approximately 5 miles further to the east.

Junction 12 of the M4 motorway lies approximately 6.5 miles to the south-east.

We refer you to the location plan below for further information.



Plan for information purposes only. Not to scale

Description

The attached Ordnance Survey extract plan shows the approximate boundaries of the property and the position of its two Lots edged red.

The property comprises an irregular shaped parcel of grassed grazing land of approximately 2.63 hectares (6.50 acres) which slopes gently upwards from south-east to north-west.

The property is contained by post and wire fencing and hedges and is bordered by Blandy's Lane at its eastern boundary, grazing land at its northern boundary and private detached dwellings along its southern and western boundaries.

The property's only vehicular and pedestrian access is from Blandys Lane via a metal farm gate at its eastern boundary.

The property is not currently connected to a water supply.

The property's Lot 1 is approximately 1.96 hectares (4.84 acres).

The property's Lot 2 is approximately 0.67 hectares (1.66 acres).

Access to Lot 2 can only be achieved via Lot 1.

We refer you to the attached photographs for further information.

Tenure

The property will be sold freehold with full vacant possession available upon completion of the sale.

Anti-Money Laundering Regulations

To comply with Anti-Money Laundering regulations, Haslams Surveyors LLP undertakes ID checks for all successful purchasers.

Method of Sale

The property's freehold interest is offered for sale by way of informal, non-binding tender on an unconditional basis (subject to contract only) with the vendor reserving the right not to accept the highest or any offer and also reserving the right to withdraw the property from sale or to vary the method of sale at any time without notice.

A non-refundable deposit of 10% of the sale price will be payable upon exchange of contracts.

Completion is to take place within 28 days of exchange of contracts.

All offers should state whether they are dependent on bank or similar finance being available with confirmation or proof of funding.

Written offers for Lot 1 or the entire property are invited by **12 Noon on Thursday 16th July 2026**.

Offers for Lot 2 only will not be considered.

All offers should be marked "Land West of Blandys Lane Upper Basildon - Offer to Purchase" and addressed to:

Mr Chris Newman, Haslams Surveyors LLP,
Apex, Forbury Road, Reading, Berkshire RG1 1AX or chrisnewman@haslams.co.uk

Overage

The vendor requires an overage payment if planning permission is granted for development on the property within 21 years from completion. The amount of overage payable will be equivalent to 25% of the uplift in the value of the land attributable to the grant of the planning permission over and above the current sale price making allowance for inflation based on RPI.

Enquiries

All enquiries should be directed to the vendor's sole agent:

Mr Chris Newman
Haslams Surveyors LLP
Apex
Forbury Road
Reading
Berkshire
RG1 1AX

Telephone: 0118 921 1521 (Chris Newman Direct Line)
Telephone: 0118 921 1500 (Switchboard)
Or Email: chrisnewman@haslams.co.uk

Viewings

Viewings of the property are strictly by appointment only. Please note that parties must not enter the property without prior authority and any inspection of the property is at the prospective purchaser's risk.

Misrepresentation Act 1967 – Haslams give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars are to be relied on as statements or representations of fact; intending parties must satisfy themselves as to the correctness of each of these statements.
3. Haslams and their clients have no authority to make or give any representation or warranty in relation to the property.

Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 – These details are believed to be correct as at June 2026 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

Particulars Printed June 2026



Chris Newman

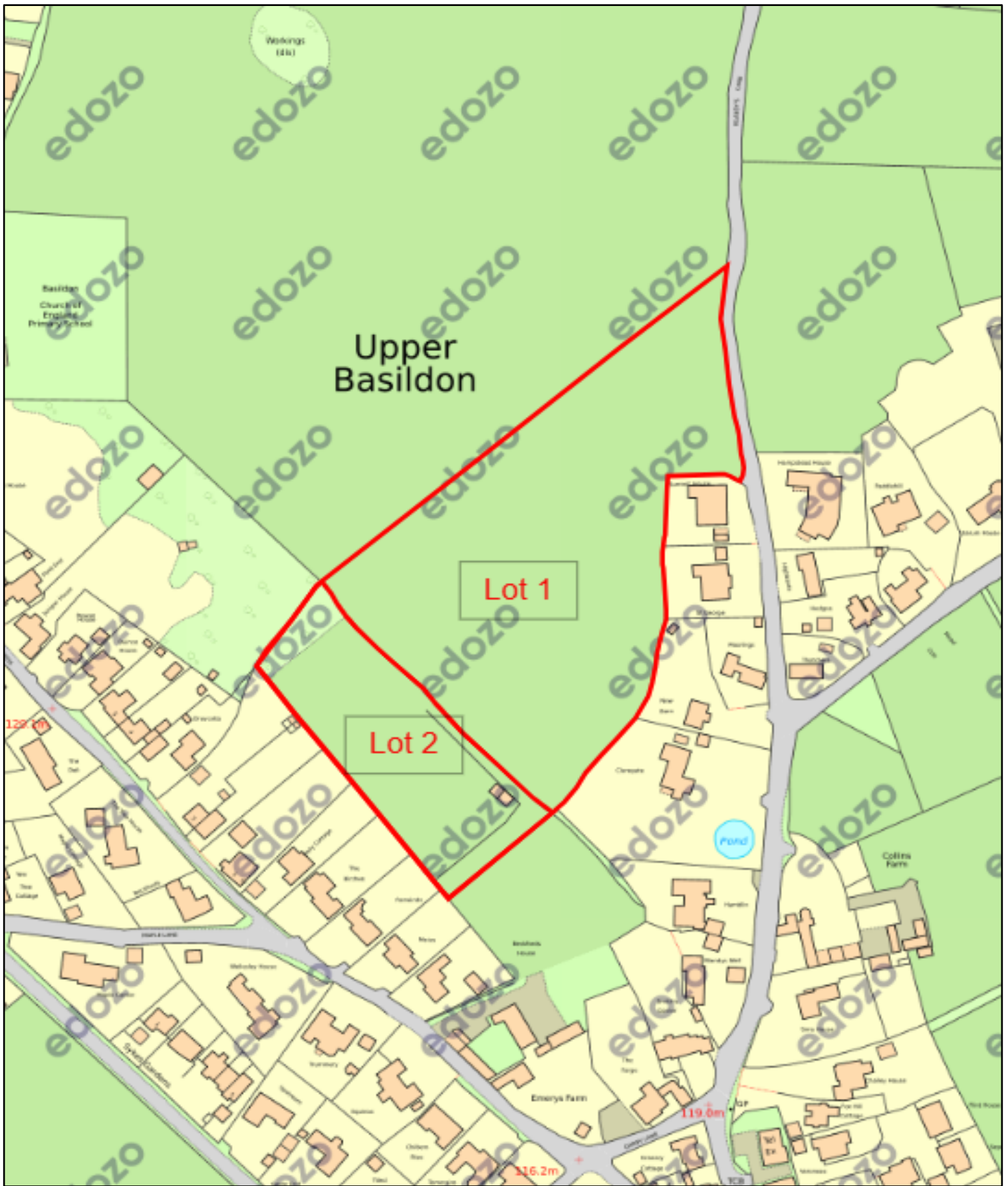
0118 921 1521
jchrisnewman@haslams.co.uk



View from within Lot 1 looking southwest



View from within Lot 2 looking southeast



(For information purposes only. Not to scale.)