An aerial photograph of a vast, vibrant green meadow. A river flows through the middle ground, bordered by dense trees. The landscape is a mix of open fields, wooded areas, and a few buildings in the distance. The lighting suggests a bright, sunny day.

Trusted since 1802

HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

Riverside Meadows at Charvil

28.49 acres in up to 3 Lots

Guide Price: £500,000 as a Whole

For Sale by Private Treaty

Riverside Land at Charvil

RG10 9TP

28.49 Acres of Thames River Meadow

**For Sale as a Whole or in up to 3
Lots by Private Treaty**

DESCRIPTION

Riverside Meadows located in flood zone 2 and 3 are subject to seasonal flooding. The land is also in the Greenbelt.

Lot 1 - 24.77 acres of riverside meadow including an approximately 1-acre lake in a single enclosure laid to permanent pasture. Guide Price £380,000

Lot 2 - 1.9 acres of riverside meadow laid to permanent pasture. Guide Price £60,000

Lot 3 - 1.9 acres of riverside meadow laid to permanent pasture. Guide Price £60,000

DIRECTIONS

From Henley-on-Thames town take the A321 Wargrave Road to Wargrave. Pass through the village and continue to a roundabout. Turn right onto the A4 towards Reading. At the next roundabout turn right onto the B478 towards Sonning and immediately right again onto Milestone Avenue. Continue along this road until a sharp right hand turning and cross over the bridge onto Thames Drive. After passing the houses on the left, the entrance to the fields will be found after a short distance identified by a farm gate and a For Sale board. Park in front of the field gate for inspections.

What 3 Words: [///buzzer.prices.cavalier](http://buzzer.prices.cavalier)





ACCESS

Access is gained through a gate beside the For Sale sign and leading into Lot 1. In the event that the land is sold in the 3 Lots, access to Lot 2 and 3 is to be gained through the same gate with access rights providing for access all times and all purposes with or without vehicles and animals into Lots 2 and 3.

A right to lay water pipes and other services is also reserved over the entrance area in Lot 1.

SERVICES

There are no independent services connected to the land and so interested parties are advised to undertake their own enquiries with Thames Water for a mains connection quotation.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

A footpath crosses the land from the entrance gate passing to the northeast of the lake.

TIMBER, MINERAL AND SPORTING RIGHTS

The timber, mineral and sporting rights are included in the sale insofar as they are owned.

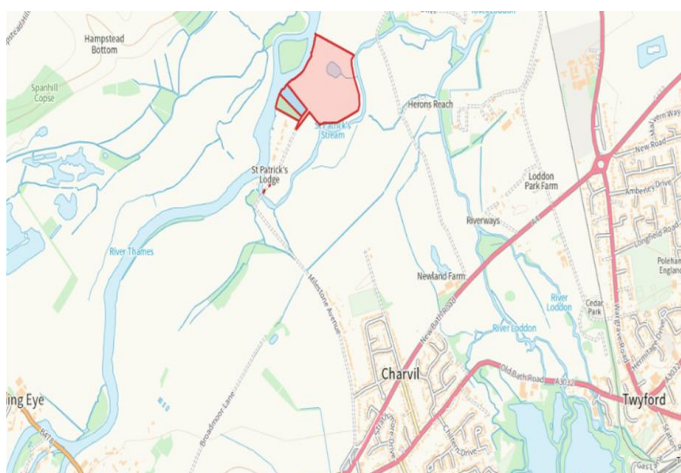
POSSESSION AND TENURE

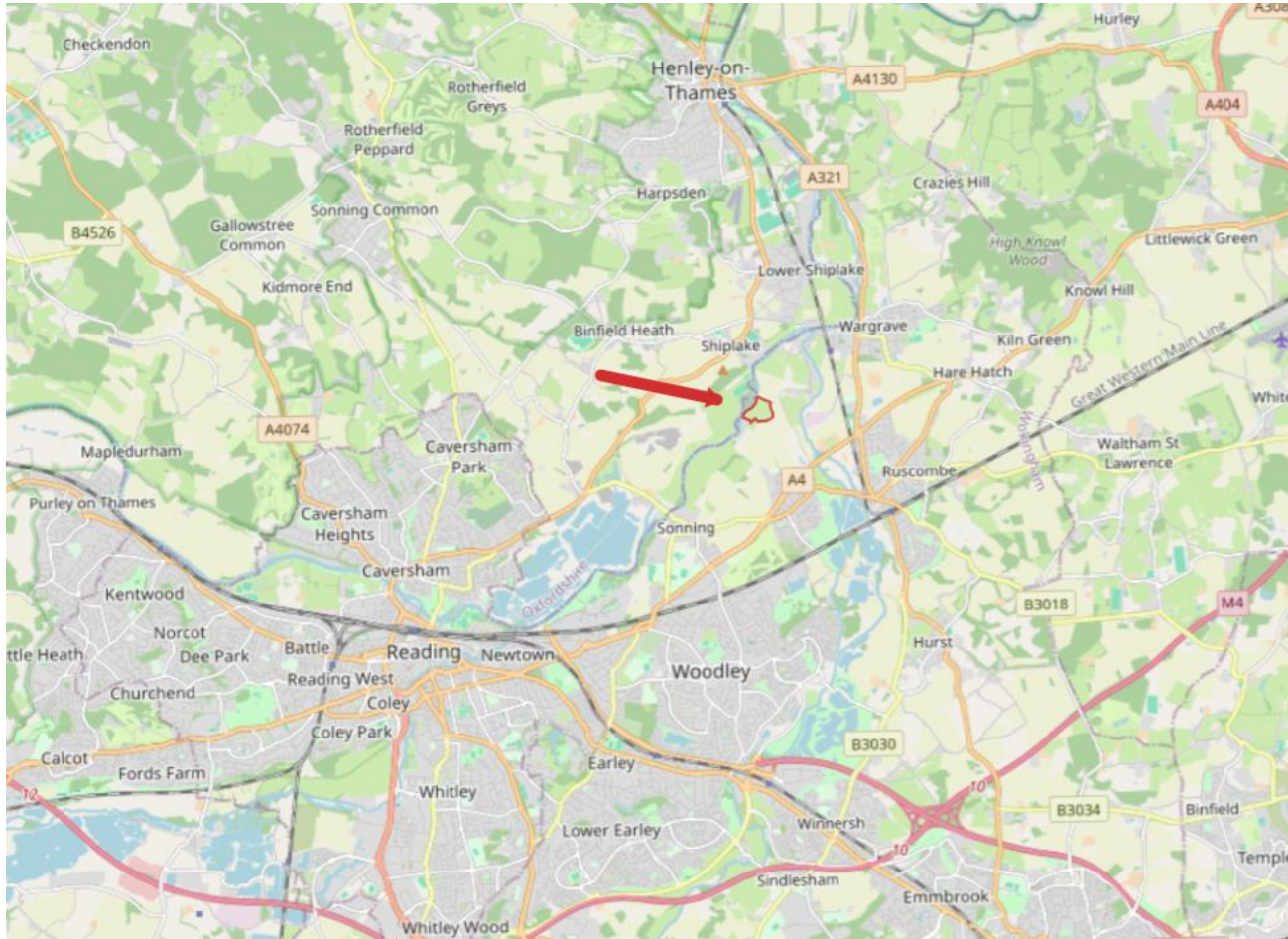
The land is currently grazed by cattle and vacant possession is available on completion.

A Fishing Club have a 5-year lease running from the 16th of March 2026 along the lot 1 river frontage for a fee of £681 per annum. Access rights over lot 1 are included to the river. Details are available from the Agents.

METHOD OF SALE

The land is offered for sale as a whole or in up to 3 Lots by Private Treaty.





Date of Particulars: May 2026

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract of offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

PLANNING

The land is situated within the administrative boundaries of Wokingham Borough Council.

LOCAL AUTHORITY

Wokingham Borough Council

Civic Offices

Shute End

Wokingham

RG40 1BN

01189 746 000

VIEWINGS

We request that you register your interest with us before viewing the land.

By prior arrangement with Simmons & Sons the property may be viewed during daylight hours by persons holding a set of these sales particulars.

The property may be viewed on foot only and at your own risk, neither Simmons & Sons nor the landowner accept any liability to injury caused on the land.

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Kerry Clarke

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Rural

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