LAND AT CHURCH FARM, COMPTON
Newbury, Berkshire RG20 6RD
Land at Church Farm
Compton, Newbury
Berkshire RG20 6RD

A well located and productive arable farm on the Berkshire Downs between the Ridgeway and Compton.

Compton 1 mile | Didcot 10 miles
Newbury 12 miles | Wantage 12 miles
Reading 16 miles | A34 3 miles | M4 8 miles

Arable land in a well located position | Generally large field sizes | Grade 2 & 3 land | Good road and internal access | Within the North Wessex Downs AONB

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

In all about 322.66 acres (130.58 hectares)

Location
The property is located to the north of the picturesque village of Compton on the North Wessex Downs.

It is well located between Oxford and Newbury with access to the A34 to the east (3 miles) and M4 to the south (8 miles). Didcot provides a mainline railway station to London.

Directions
From J13 of the M4, head north on the A34 and leave at the exit signposted to East Ilsley and Compton. Proceed through East Ilsley towards Compton. On arriving in Compton go straight through the village along the High Street and School Road leading to Aldworth Road. On leaving the village, pass under the railway bridge and access to Lot 3 will be on your right hand side opposite the Parish Church. Access to Lots 2 & 3 is directly opposite on the left, just after the Church. Lot 2 is accessed by simply following the farm track round to the right whilst Lot 1 can be accessed by proceeding along the same track onto the disused railway track and continuing for approximately 800m.
Description
The farmland extends in all to approximately 322.66 acres mainly in arable production with the exception of approximately 4.82 acres of permanent pasture. The land is classified as Grade 2 & Grade 3 on the Agricultural Land Classification Maps. The fields are well proportioned with excellent access to all Lots and are suited to modern agricultural requirements.

Lot 1
Coloured pink on the attached plan.
About 209.24 acres (84.68 hectares)
This comprises a ring fenced block of open arable land which runs to the Ridgeway on the northern boundary. The land benefits from access on the west side from the old railway and Wallingford Road on the south east boundary. Lot 1 is principally an Andover 1 soil type described as shallow well drained calcareous silty soils over chalk.

Lot 2
Coloured blue on the attached plan.
About 75.15 acres (30.41 hectares)
Lot 2 is made up of three arable parcels, connected by a central track which has been maintained in good condition. The land benefits from access directly from the Aldworth Road. Lot 2 is principally an Andover 1 soil type described as shallow well drained calcareous silty soils over chalk.

Lot 3
Coloured green on the attached plan.
About 38.27 acres (15.49 hectares)
Lot 3 comprises a block of land, divided by the River Pang, which crosses the parcel. The land benefits from direct access from the Aldworth Road and Downs Road. Lot 3 is principally a Coombe 1 soil type described as well drained calcareous fine silty soil, deep in valley bottoms, shallow to chalk on valley sides in places.

Cropping Information
The arable land has been in following crops in recent years:

<table>
<thead>
<tr>
<th>Year</th>
<th>Crop</th>
<th>Approximate Yields</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>Spring Malting Barley</td>
<td>5.96 tonnes per hectare</td>
<td>Straw removed</td>
</tr>
<tr>
<td>2018</td>
<td>Spring Malting Barley</td>
<td>5.96 tonnes per hectare</td>
<td>Straw removed</td>
</tr>
<tr>
<td>2017</td>
<td>Winter Wheat</td>
<td>8.88 tonnes per hectare</td>
<td>Straw chopped and incorporated</td>
</tr>
<tr>
<td>2016</td>
<td>Winter Oilseed Rape</td>
<td>3.16 tonnes per hectare</td>
<td>Straw chopped and incorporated</td>
</tr>
</tbody>
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GENERAL

Method of Sale
The land at Church Farm is offered for sale by Private Treaty as a whole or in up to three lots.

Tenure and Possession
Freehold with vacant possession on completion.

Early Entry
Early entry may be permitted onto fields that have been harvested at the purchasers own risk and subject to agreement between the parties.

Services
Details to follow.

Access
Access to Lot 1 is available via the railway and the Wallingford Road. It is also proposed to grant a right of way over Lot 2 for the benefit of Lot 1. Lots 2 & 3 can be accessed from the Aldworth Road.

Wayleave, Easements and Rights of Way
The property is being sold subject to and with 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 quasi easements and restrictive covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Basic Payment Scheme
Entitlements to the Basic Payment Scheme for the farms eligible area are available by separate negotiation at market value. The 2018/19 Basic Payment Scheme claim will be submitted and retained by the current occupiers.

Stewardship Schemes
The land is not included in any Environmental Stewardship or Countryside Stewardship Scheme.

Designations
The property is wholly located within the Berkshire Downs Ground Water Nitrate Vulnerable Zone (NVZ) and the North Wessex Downs Area of Outstanding Natural Beauty.

Timber & Mineral Rights
Timber and mineral rights are included in the freehold sale in so far as they are owned.

Sporting
Sporting rights over the land are let to a third party up until 1st February 2020 after which they will revert to the purchaser of the land in so far as they are owned.
Important Notice: Adkin for themselves, and the Vendors of this property, whose Agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of any offer or contract; (2) All statements contained in these particulars as to this property are made without responsibility on the part of Adkin, or the Vendor; (3) None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact; (4) Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) The Vendor does not make or give, and neither Adkin nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.
