PROPERTY PARTICULARS

FOR SALE - FREEHOLD

EXCELLENT RIVER FRONTAGE LAND AT LODDON DRIVE WARGRAVE BERKSHIRE RG10 8HL



An opportunity to acquire approximately 1.825 acres (0.738 ha) of land with River Frontage on to the Borough Lake and directly onto the River Loddon. STPP the opportunity to create moorings or a number of other uses

Local Authority: Wokingham Borough Council
Tenure: Freehold

Code of Practice
You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website – http://www.commercialleasecodeewc.co.uk

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45a High Street Eton Berkshire SL4 6BL Tel: 01753 303322

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LOCATION

The property is situated on a private road located near the centre of Wargrave a popular Thameside village with a range of local facilities. The Nearby town of Twyford offers further facilities including a regular rail service into Reading and London Paddington in 31 minutes. The Market Town of Henley on Thames (3,2 miles) offers excellent shopping, schools and recreational opportunities. While more comprehensive facilities are available in Maidenhead and Reading

To locate the site please use what3words location - https://what3words.com/exploring.starts.novel

DESCRIPTION

A rare opportunity to acquire a waterside plot of land which comprises approximately 1.825 acres (0.738 hectares) of level fenced pastureland currently used for grazing of animals with access off the private road known as Loddon Drive. The site offers the opportunity for the development of uses associated to waterside activities or residential use, subject to obtaining the necessary planning permission. The parcel of land bounds a navigable part of the River Loddon being some three quarters of a mile south of where it meets the main channel of the River Thames at Wargrave.

The site is located within an area liable to flooding. Please make your own enquiries with the relevant authorities www.flood-map-for-planning.service.gov.uk

SITE AREA

Approximately 1.825 acres (0.738 hectares)



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PHOTOGRAPHS





PLANNING
Please make your own enquiries with Wokingham Borough Council 0118 974 600

TERMS
The site is available for sale freehold with vacant possession. Please make your own enquiries with Wokingham Borough Council 0118 974 600

PRICE
£360,000.00.

VAT
The sale will not be subject to VAT.

COUNCIL TAX
The local rating authority is Wokingham Borough Council.

LEGAL COSTS
Each party to bear their own.

ENQUIRIES

Strictly by prior appointment via the agents;

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11.11.2026