



Butterfly Lake

| Thatcham, Berkshire

| **Carter Jonas**

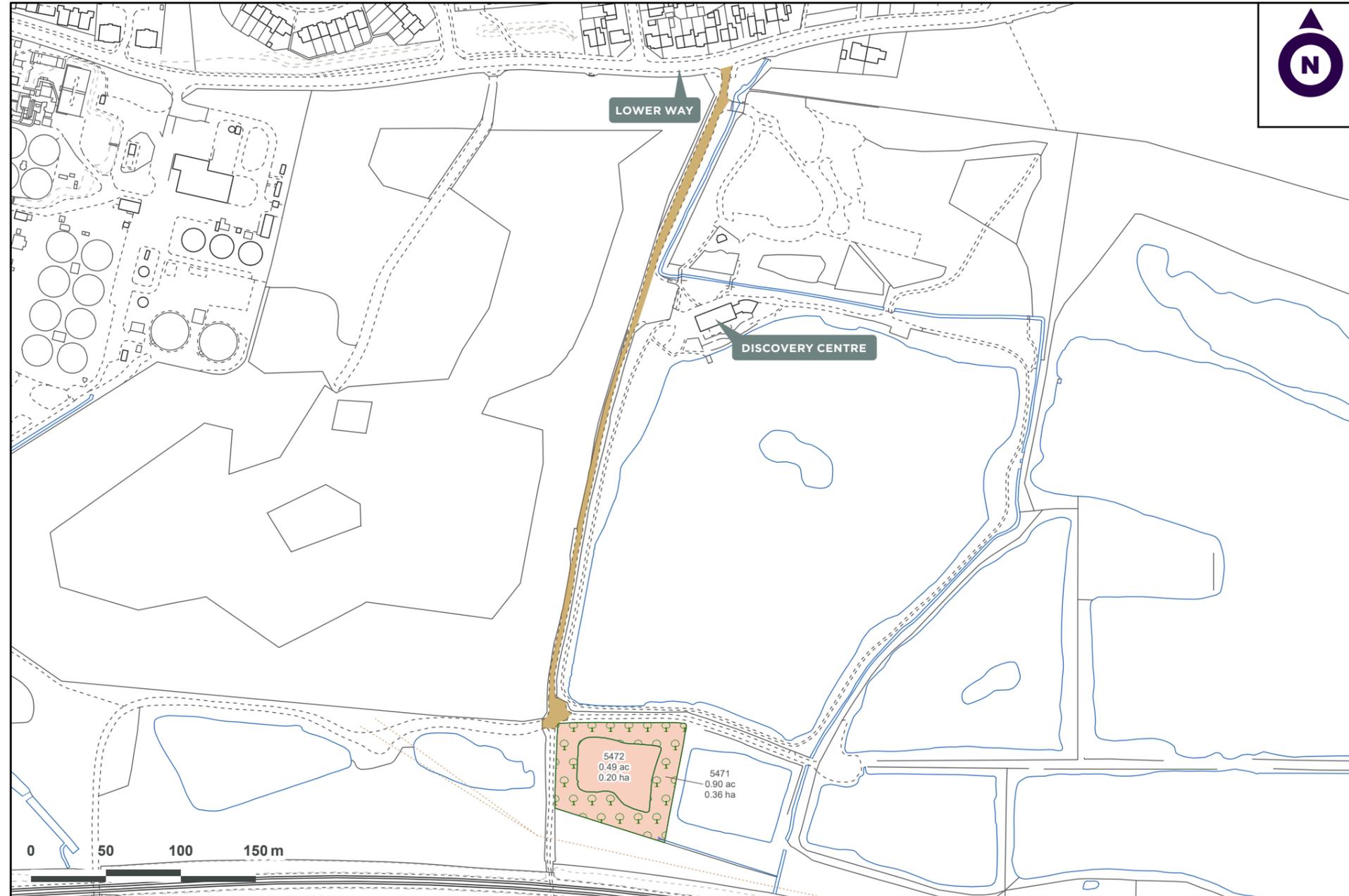
**Butterfly Lake  
Lower Way  
Thatcham  
Berkshire  
RG19 3FU**

**Interesting amenity parcel  
with woodland and lake.**

The Butterfly Lake is an exciting opportunity to acquire a small block of amenity land with a lake in an edge of town location.

In all extending to 1.39 acres (0.56 ha).

For sale by private treaty as a whole.



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**Location**

The Butterfly Lake is located south of The Nature Discovery Centre some 30 mins walk from the centre of Thatcham. Access is from Lower Way over existing tracks.

**Amenities**

Thatcham is a small market town to the east of Newbury with a host of local amenities and good accessibility. It has a mainline train station providing access to Reading (16mins) and London Paddington (42 mins).

**Land**

Sited south east of a cross road of tracks, a gated access leads to an enclosed parcel of woodland with a central lake. With defined external boundaries onto tracks or adjacent property the land is suitable for a variety of amenity or environmentally led uses.

## Method of Sale

For sale by private treaty.

## Tenure & Possession

The property is offered freehold with vacant possession on completion.

## Designations

The southerly edge of the property is located within the Thatcham Reed Beds SSSI, it is all designated a Nitrate Vulnerable Zone.

## Services

There are no services connected.

## Wayleaves, Easements & Rights of Way

The property is sold subject to the benefit of all rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not. NB: the property has access over existing tracks from Lower Way.

## Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility.

## Local Authority

West Berkshire Council  
[www.westberks.gov.uk](http://www.westberks.gov.uk)

[carterjonas.co.uk](http://carterjonas.co.uk)

Offices throughout the UK

## Viewings

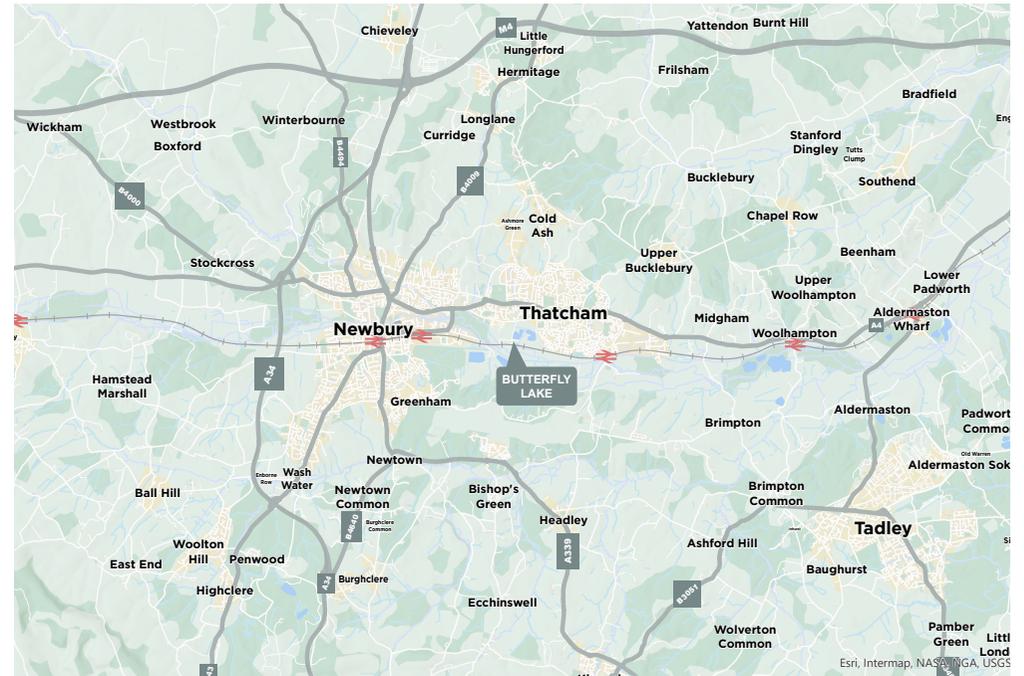
Viewings are strictly by appointment only and open viewing days will be held. Further detail available from the selling agent.

## Directions

From the A4 Bath Road in Thatcham take Green Lane south for ¼ mile before turning right onto Church Gate. Continue on to Lower Way for about ½ a mile before turning left signposted The Nature Discovery Centre. Continue straight on for about 1/4 mile with a large lake on your left. When you reach a cross roads the Butterfly Lake is diagonally opposite on the left hand side with a wooden gated entrance. There is a car park opposite.



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## Winchester

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