



River Thames Campsites

Oxfordshire and Berkshire

Carter Jonas

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Acting on behalf of the Environment Agency, Carter Jonas are pleased to offer 5 campsites to let in a unique location along the River Thames. Each site is positioned next to the lock and enjoy direct access to the picturesque Thames Path.

Shiplake Lock, Mill Lane, Shiplake, Henley-on-Thames, RG9 3NA

Hurley Lock, Maidenhead, SL6 5NF

Eynsham Lock, Swinford Bridge, Eynsham, OX29 4BY

Days Lock, Little Wittenham, Abingdon, OX14 4RD

Rushey Lock, Buckland Marsh, Faringdon, SN7 8RF

The sites are offered to let by informal tender.

Carter Jonas



The Campsites

The permitted use of each of the sites is for campsite/recreational use and ancillary use in association with the campsite operating on a seasonal basis only in accordance with the current planning permission.

The rents will be offered inclusive of utilities. Sub meters can be installed at the tenant's cost. There are no electrical hook-ups to the individual campsite plots on any of the sites.

The landlords will retain rights of access for operational purposes in relation to the lock and weirs that are located on the individual sites.

The tenant of the campsite is to manage their own refuse and recycling on each of the individual campsites.

Each site has access to 24-hour moorings on site with a fee payable to the Environment Agency.

Days Lock, Little Wittenham, Abingdon, Oxfordshire, OX14 4RD

Located in a rural setting, accessed via the Thames Path, or from the village of Little Wittenham or by boat along the river Thames. The campsite is next to Little Wittenham Bridge and below Days Lock. The village has St Peter's Church and is next to Wittenham Clumps which is a nature reserve locally and popular with walkers.

The site can be accessed via a bridge which leads down to the lock house where there is double gated access. Behind the lock house is an asphalt driveway which leads down to the campsite.

Past the campsite is a further parcel of land operated by the Environment Agency for the moorings/landing stage where there is recycling and refuse for the landing stage and moorings as well as waste disposal for the boats.

The site is located on the island and comprises a grassed area providing a maximum of 5 pitches.

The site will have parking for 1 vehicle for the operator. There will be no parking included for the customers of the campsite.

Currently on site there is a toilet and shower block that will need to be maintained by the tenant.

Small boats can be launched onto the river adjoining the campsite from the landing stage.

Planning

Planning permission exists for the use of the site as a campsite along with a licence under Section 269 of the Public Health Act 1936. A copy can be provided to bona fide tenants. Camping is permitted from Good Friday to 30th September.



**Rushey Lock, Buckland Marsh,
Rushey Lock, Buckland Marsh,
Faringdon, SN7 8RF**

The campsite is located in a rural location on the River Thames Path. The campsite can only be accessed on foot via the Thames Path or by boat.

The site is a level area of grass with the ability for approximately 10-15 pitches.

There will be 1 parking space allocated to the operator of the campsite and there will be no parking for the campsite guests.

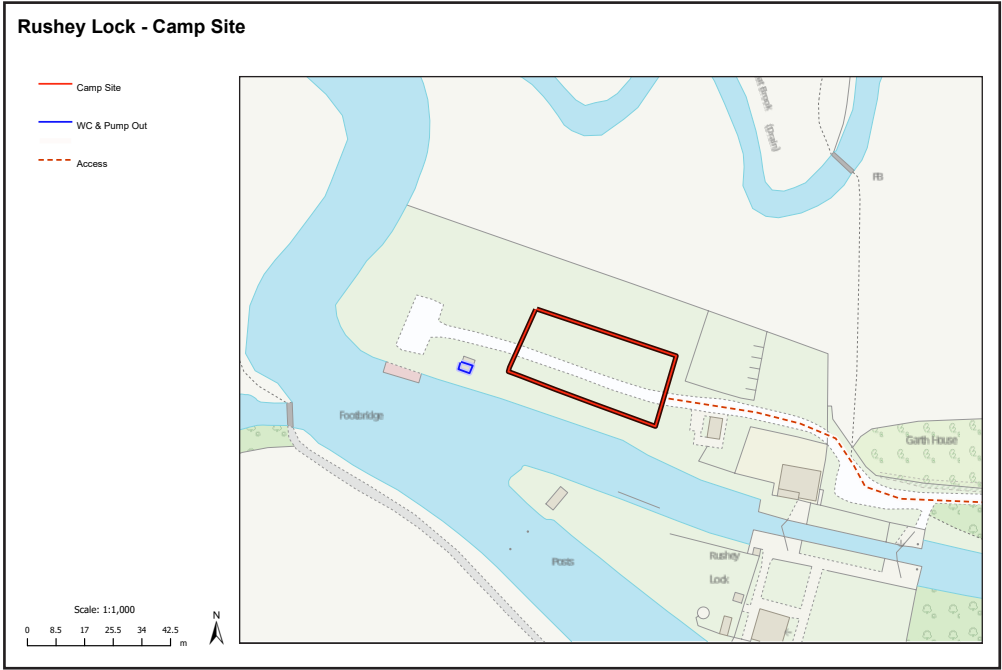
Adjoining the site is a WC block which can be used by the campsite guests and shared with other members of the general public but does not include a shower. The campsite tenant will be obligated to clean the WC

block when the campsite is open.

The campsite is accessed via a right of way over a 0.9-mile private asphalt driveway to the campsite.

Small boats can be launched onto the river direct from the campsite.

Planning
Planning permission exists for the use of the site as a campsite along with a licence under Section 269 of the Public Health Act 1936. A copy can be provided to bona fide tenants. Camping is permitted from Good Friday to 30th September.



Eynsham Lock, Swinford Bridge, Enysham, Oxfordshire OX29 4BY

A small campsite located on an island in the centre of the River Thames. The site is accessed by the Thames Path or by boat only, there is no vehicle access to the campsite.

The site is a level grassed site with space for approximately 4/5 pitches.

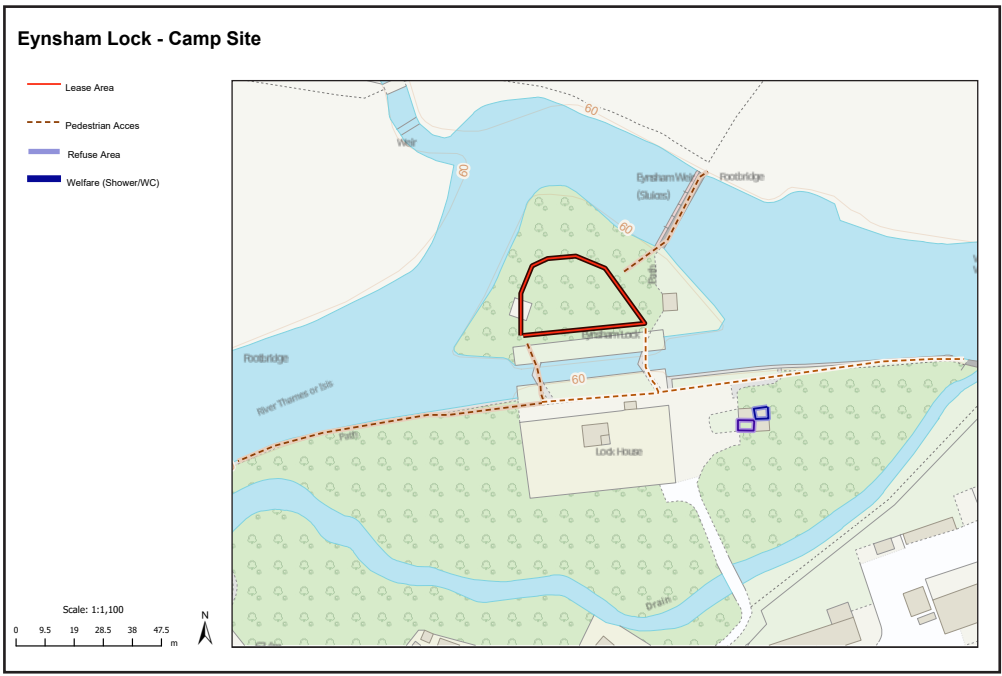
On the other side of the lock is a shower and toilet block which is shared with the general public. The tenant to be responsible for the cleaning and maintaining of the shower/ toilet block during the summer months when the campsite is open. Adjoining the toilet/ shower block is an outside tap and sink.

There is no parking available at this site.

Small boats can be launched onto the river from the lock nearby.

Planning

A certificate of lawfulness is currently being obtained for permitting camping from Good Friday to 30th September.



Hurley Lock, Maidenhead, SL6 5NF

The site is situated on a grass island at Hurley Lock. Access to the campsite is via a footbridge only, there is no vehicular access to the island.

A public car park is available in the village of Hurley next to the church. The village itself offers a church, village shop, village hall, café, and two public houses, The Olde Bell and The Rising Sun.

The island is self-contained and level, with capacity for approximately 15 plots. A brick toilet and shower block is located on-site, though it requires refurbishment. Two timber storage buildings adjoin the shower block.

There is potential to reopen the former tearooms, located beside the lock keeper's house in a timber cabin, should an incoming

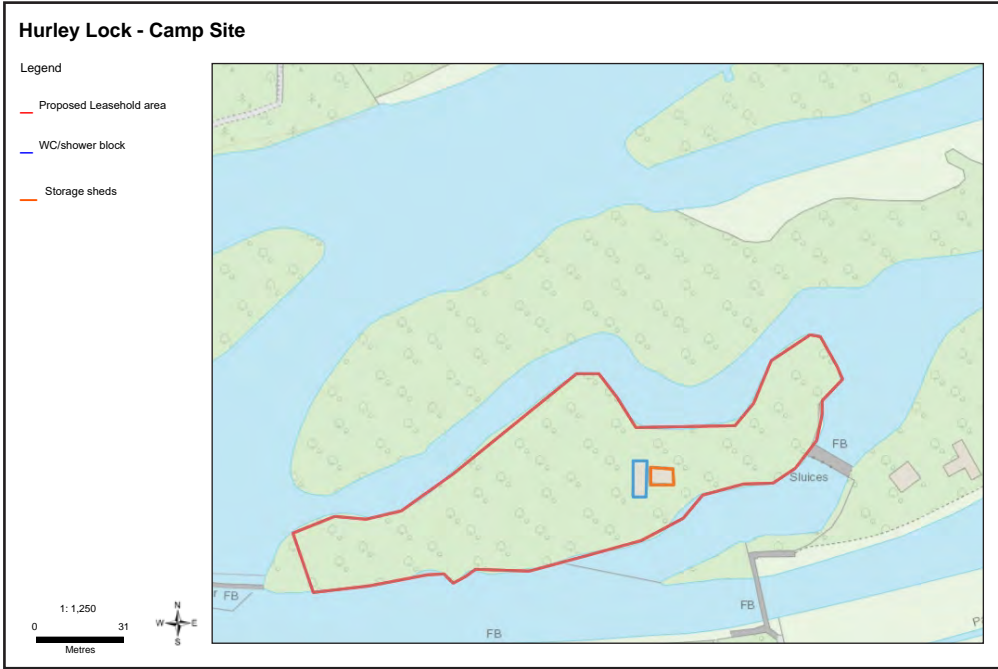
tenant be interested in addition to the campsite.

Hurley Lock is a popular location along the Thames Path and previously the tearooms was very successful.

The cabin measures approximately 5m x 4m with a range of wall and base units, worktop surrounds and a tiled floor. The cabin is serviced by mains water, electricity and drainage.

Small boats can also be launched onto the river from the nearby moorings.

Planning
Planning permission exists for the use of the site as a campsite along with a licence under Section 269 of the Public Health Act 1936. A copy can be provided to bona fide tenants. Camping is permitted from Good Friday to 30th September.



Shiplake Lock, Mill Lane, Shiplake, Henley-on-Thames, RG9 3NA

The campsite is located on an island in the centre of the River Thames adjacent to Shiplake Lock, near Henley on Thames. Access to the campsite is via the river or a footbridge only, there is no vehicular access to the island.

The site is level and has space for approximately 15-18 plots.

Each of the plots currently consist of a timber building with a decking area which are in poor condition.

On site there is a toilet block with shower facilities which requires renovation/ refurbishing.

There are a number of timber outbuildings including a former boat storage shed and

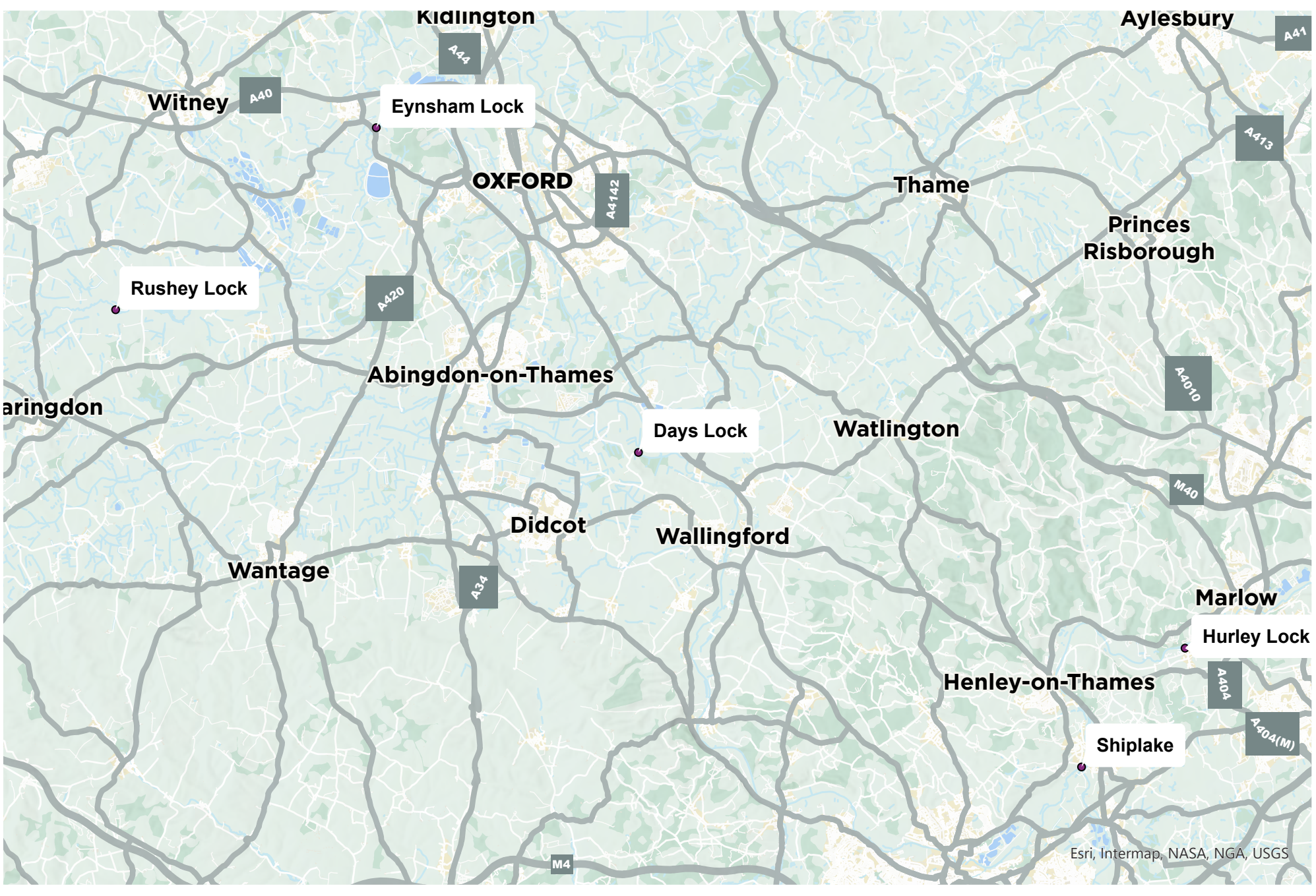
three storage buildings which could be used as offices if required.

Access for campsite guests would be via the public footpath over the lock or by boat.

Small boats can be launched from the public canoe portage located on the island.

Planning
Planning permission exists for the use of the site as a campsite along with a licence for camping under Section 269 of the Public Health Act 1936. Currently the plots are too close together and will need to be reduced under the current licence. A copy can be provided to bona fide tenants. Camping is permitted from Good Friday to 30th September.





Terms

The sites are offered to let by informal tender on new 10-year leases. For the avoidance of doubt, the leases will be contracted out of the Landlord & Tenant Act 1954 (Part II) provisions. Consideration may be given to proposals that include ancillary recreational uses such as watersports or boat, canoe and paddleboard hire.

Tenders are due by midday (12noon) on Wednesday 11th February 2026. Tender forms are available from the agents. The campsites will be let on the following terms:

Term	10 years plus
Mutual Break Option	5th year, subject to a 6-month notice period
Rent Review	5th year to RPI
Repairing Obligation	Full Repairing and Insuring lease (FRI)
Insurance	To be the responsibility of the lessee
Service Charge	Not applicable
Business Rates	To be the responsibility of the lessee
Guarantor	Personal guarantor will be required
Permitted Use	Campsite
Legal Fees	Each party to be responsible for their own legal costs
Proposed Date for Occupation	Spring/summer 2026
Special Remarks	The lease to be contracted out of the Landlord & Tenant Act 1954 (Part II)

Quoting Rents

Shiplake Lock	From £12,000 per annum
Hurley Lock	From £10,000 per annum
Hurley Lock Café	From £7,000 per annum
Eynsham Lock	From £4,000 per annum
Days Lock	From £6,000 per annum
Rushey Lock	From £10,000 per annum

Services

Each site has mains water and a private sewerage system managed by the landlord (except for Shiplake which is connected to mains drainage) and there are no sub meters in place at this stage.

Wayleaves, Easements & Rights of Way

The sites are being let subject to and with the benefit of all rights including; rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Health & Safety

Please note that these are operational lock sites, which can be prone to flooding in bad weather. Potential tenants are required to take particular care when inspecting and are requested to wear supportive footwear for viewings, being mindful of potentially uneven, overgrown or slippery ground surfaces.

EPC Ratings

There are no habitable buildings on site so Energy Performance Certificates are not required.

Rateable Value

The campsites haven't been separately assessed by the Valuation Office as they have never been operated separately from the Environment Agency.

Local Authority

South Oxfordshire District Council
www.southoxon.gov.uk

Royal Borough of Windsor and Maidenhead
www.rbwm.gov.uk

Vale of White Horse District Council
www.whitehorsedc.gov.uk

West Oxfordshire District Council
www.westoxon.gov.uk

Viewings

Strictly by appointment only with agents
Carter Jonas, Taunton office: 01823 428590.



Shiplake Lock: ///darkens.trials.twitches
Hurley Lock: ///revisits.behind.legroom
Eynsham Lock: ///spending.greed.thinkers
Days Lock: ///wobbling.baseballs.zooms
Rushey Lock: ///both.cemented.headed





Leisure

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Important Information

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