



LAND SOUTH OF LONDON ROAD

Binfield Bracknell Berkshire RG42 4BS

TYPE	DEVELOPMENT SITE
TENURE	FREEHOLD
SITE AREA	0.31 HECTARES (0.77 ACRES)
GUIDE PRICE	N/A

KEY POINTS

- > Planning permission for up to 10 dwellings
- > Closing date for offers:
12 Noon Tuesday 15th July 2025

Location

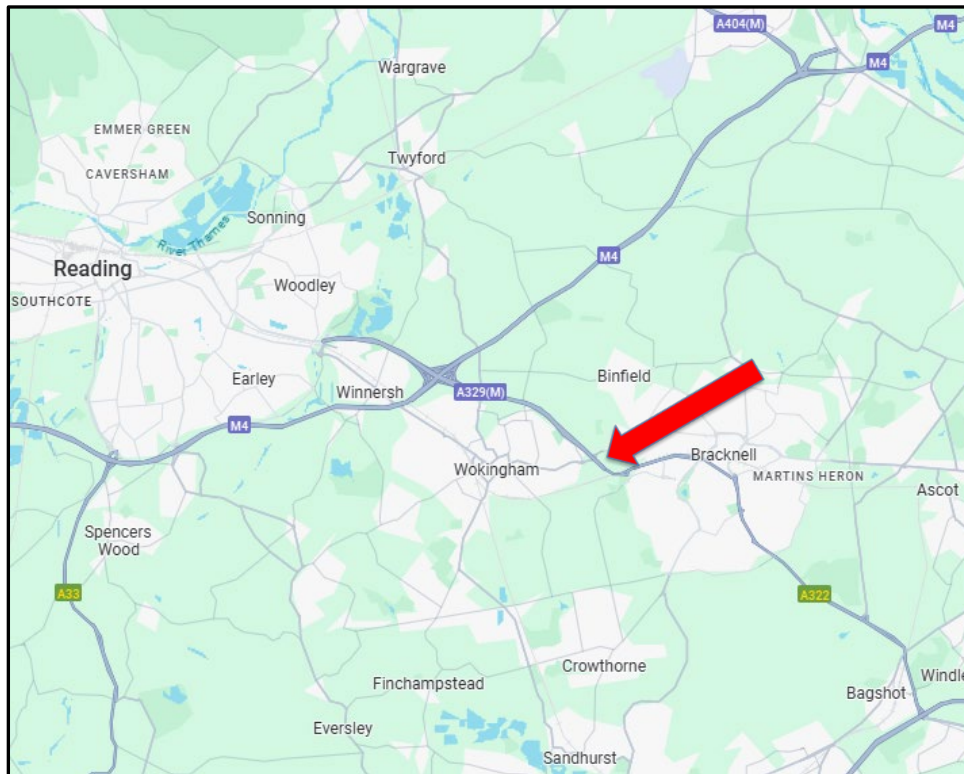
The site lies on the south side of London Road on the southwestern edge of the village of Binfield, Berkshire, as shown edged red on the attached Site Boundary Plan.

Binfield village centre lies approximately 1.5 miles to the northeast whilst the towns of Wokingham and Bracknell lie approximately 2 miles to the west and 2 miles to the east respectively.

Wokingham train station lies approximately 2.5 miles to the west which provides direct train services to Reading and London Waterloo, whilst Bracknell train station lies approximately 2.5 miles to the east.

The site lies to the south of the B3408 London Road and close to its junction with the A329(M) Motorway.

We refer you to the location plan below for further information.



Plan for information purposes only. Not to scale.

Description

The site provides a relatively level, triangular shaped parcel of undeveloped land of approximately 0.31 hectares (0.77 acres).

The site is currently grassed and contained by fences, hedges and mature trees on its boundaries.

The site is bordered by vegetation at its northern and eastern boundaries, London Road (cul-de-sac) at its southern boundary, and a telecoms mast compound at its western boundary.

The attached Site Boundary Plan shows the boundaries of the site edged red.

Tenure

The site is freehold. Full vacant possession of the site will be given on completion of the sale.

Services

We understand that mains gas, electricity, drainage, water and broadband services are available for connection in the vicinity of the site. However, prospective purchasers are advised to make their own independent enquiries with the individual authorities to verify the capacity and availability of such services.

Planning Status

The site was granted outline planning permission on 29th May 2025 for "Outline planning for the erection of up to 10 dwellings, landscaping and associated infrastructure (means of access to be determined, all other matters reserved)" (application reference no. 23/00762/OUT).

An indicative dwelling mix has been proposed for the site which could deliver a mix of house types, sizes and tenures.

This mix has been proposed in response to local market analysis, with the final housing mix to be agreed with the Council as part of the detailed layout stages of reserved matters.

The indicative mix for the site is suggested as follows:

- 2 bed – up to 3 dwellings - 30%
- 3 bed – up to 5 dwellings - 50%
- 4 bed – up to 2 dwellings - 20%

If the development goes ahead for 10 dwellings as proposed, the proposals will include 3 affordable housing units of mixed sizes and tenures, and a financial contribution of £81,170. If the development were to be revised to less than 10 dwellings it is our understanding that the affordable housing requirement will fall away.

The attached Illustrative Masterplan shows how the indicative mix could be accommodated on the site.

Vehicular access to the site will be from the London Road cul-de-sac to the south.

The various surveys, reports and drawings which supported the planning application are contained in the site's Information Pack and can be assigned to the purchaser upon completion of the sale.

The Community Infrastructure Levy (CIL) charge, S106 costs and obligations for the development will become the responsibility of the purchaser on completion of the sale.

A summary of the S106 costs is contained in the site's information pack.

It should be noted that the vendor has already paid the Council's SANG and SAMM contributions, their respective monitoring fees and legal costs.

Method of Sale

The site's freehold interest is offered for sale by way of informal, non-binding tender with the vendor reserving the right not to accept the highest or any offer and also reserving the right to withdraw the site from sale or to vary the method of sale at any time without notice.

If an offer is accepted, exchange of contracts is to take place within six weeks of the purchaser's receipt of the draft sale contract and completion is to take place within four weeks of exchange of contracts.

A 10% deposit will be payable on exchange of contracts and the full balance of the purchase price will be payable immediately upon completion of the sale.

All offers should state whether they are dependent on any type of valuation or finance and provide proof of funding.

Written offers for the site are invited by **12 Noon on Tuesday 15th July 2025**.

All offers should be marked "Land South of London Road, Binfield - Offer to Purchase" and addressed to:

Mr Chris Newman, Haslams Surveyors LLP,
Apex, Forbury Road, Reading, Berkshire RG1 1AX or chrisnewman@haslams.co.uk

Anti-Money Laundering Regulations

To comply with Anti-Money Laundering regulations, Haslams Surveyors LLP undertakes ID checks for all successful purchasers and tenants where legislation requires us to do so.

VAT

The site is elected for VAT and VAT will therefore be payable on the purchase price.

Information Pack

The site's information pack is available to interested parties upon request which includes:

1. Planning Decision Notice
2. Section 106 Agreement
3. Section 106 Agreement payments summary
4. Planning application surveys reports and drawings
5. Groundsure report
6. Topographical survey
7. Stantec note on affordable housing requirement

Viewing And All Other Enquiries

All enquiries should be directed to the vendor's sole agent:

Mr Chris Newman
Haslams Surveyors LLP
Apex
Forbury Road
Reading
Berkshire
RG1 1AX

Telephone: 0118 921 1521 (Chris Newman Direct Line)
Telephone: 0118 921 1500 (Switchboard)
Or Email: chrisnewman@haslams.co.uk

Please note that parties must not enter the site outside the viewing times without our prior authority and any inspection of the site is at the prospective purchaser's risk.

Misrepresentation Act 1967 – Haslams give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars are to be relied on as statements or representations of fact; intending parties must satisfy themselves as to the correctness of each of these statements.
3. Haslams and their clients have no authority to make or give any representation or warranty in relation to the property.

Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 – These details are believed to be correct as at June 2025 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

Particulars Printed June 2025



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Do not scale off this drawing

Date	Rev.	Revisions
19.02.2024	C	Plots 4-7 updated to provide for service strip
12.02.2024	D	Suburban parking area highlighted
21.02.2024	E	POD curb 10 position adjusted
28.02.2024	F	POD umbrellas / parking 8, road adjusted
28.02.2024	G	Key revised
20.02.2024	H	Parking 8 trees changed to reduce handover

Accommodation:

- Plots 1-2 Semi-detached
 - Plot 3 Detached
 - Plots 4-7 Semi-detached
 - Plots 8-10 Apartments (2.5 storey)
- TOTAL = 10 dwellings**

Development Areas:

Net Developable Area = 0.28 Ha (1.0 Homes)
 Open Space = 0.018 Ha
 Landscape = 0.012 Ha
TOTAL = 0.31 Ha

Site boundary



Project
 Land South of London Road
 Bracknell

Title
 Illustrative Masterplan

Job	Drawing No.	Rev.
21003	10	H

Drawn	Scale	Date
AD	1:1250@A3	09/2023



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