



LAND AT WHITEHOUSE FARM

Foxley Lane Binfield Berkshire RG42 4BY

TYPE	DEVELOPMENT PLOT
TENURE	FREEHOLD
SITE AREA	0.296 HECTARES (0.731 ACRES)
GUIDE PRICE	OIEO £500,000

KEY POINTS

- > Planning permission for 4 bedroom detached house and car port
- > Sought after village location
- > Accessed off a no through lane
- > Closing date for offers:
12 noon on Wednesday 14th September

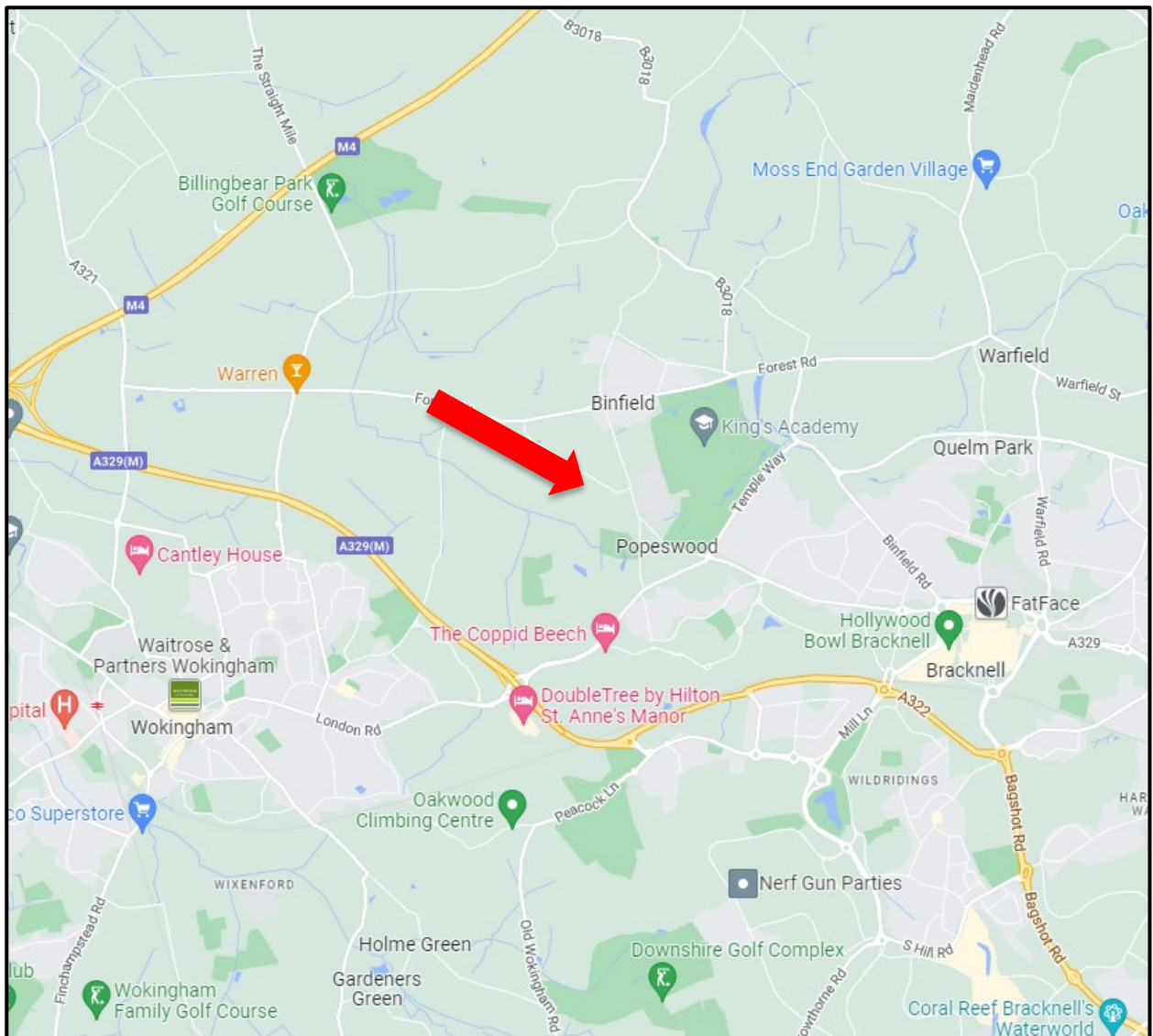
Location

The plot lies on the south side of Foxley Lane and west side of Murrell Hill Lane, in a sought-after residential location, on the southern edge of the village of Binfield in the County of Berkshire.

The immediate vicinity comprises a mix of privately owned detached dwellings and open countryside.

The towns of Wokingham and Bracknell lie approximately 2½ miles to the south-west and 2½ miles to the south-east respectively, whilst Junction 10 of the M4 Motorway lies approximately 4 miles to the west.

We refer you to the plan below for further information.



Description

The plot comprises a now-redundant agricultural farmyard on an irregular shaped parcel of land of approximately 0.296 hectares (0.731 acres).

A beautiful Grade II Listed Building known as Whitehouse Farm Cottage, lies immediately adjacent to the plot's eastern boundary.

The plot is relatively level, partly concrete surfaced and is bordered by a mix of hedges and fencing.

The plot has been granted planning permission for an individual designed, contemporary barn style detached four-bedroom house with a car port, cycle store, parking and landscaping, with access from Murrell Hill Lane.

The floor areas of the proposed house, car port and cycle store are as follows:

House: 208.4 sq.m (2,243 sq.ft)

Car port: 31.8 sq.m (342 sq.ft)

Cycle store: 2.2 sq.m (24 sq.ft)

Total Gross Internal Area: 242.4 sq.m (2,609 sq.ft)

The attached site plan drawing shows the position of the new development within the plot.

Planning Permission

The site was granted planning permission on 1st July 2022 for "Full planning application for a residential development of one 4 bedroom dwelling with associated carport, parking and landscaping." pursuant to planning application reference no. 20/00585/FUL.

All relevant planning application documents and drawings are contained within the Technical Information Pack for the plot which is available to interested parties upon request.

The copyright to those documents and drawings will be assigned to the purchaser upon completion of the sale.

Planning Contributions

The planning permission is subject to a S106 Legal Agreement dated 28th June 2022 which contains an obligation on the site owner to pay the following financial contributions to Bracknell Forest Borough Council upon occupation of the new dwelling:

A SAMP contribution of £807

A SANG contribution of £6,838

A monitoring fee of £480

Implementation of the plot's planning permission would also incur a Community Infrastructure Levy (CIL) charge of £108,991.13. Note: Self-builders could claim for exemption from paying the CIL charge.

Tenure

The plot will be sold freehold (Land Registry title no. BK372130) with vacant possession given on completion of the sale.

The adjacent Whitehouse Farm Cottage has the benefit of a right of way across part of the site from Foxley Lane to its western boundary as shown shaded brown on the Right of Way Plan contained in the Technical Information Pack.

Services

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

Method of Sale

The plot'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 plot from sale or to vary the method of sale at any time without notice.

All offers should include the following details:

- The (fixed price) amount offered.
- Details of any further information required or investigations to be carried out prior to exchange, including anticipated timescales for carrying out proposed works.
- Details of how the proposed purchase is to be funded with proof of available funds.
- Any other information which should be taken into consideration in the assessment of the bid.

Written Offers in excess of £500,000 for the plot are invited by 12 Noon on Wednesday 14th September 2022.

All offers should be marked "Land at Whitehouse Farm - Offer to Purchase" and addressed to:

Mr Chris Newman, Haslams Surveyors LLP,
County House, 17 Friar Street, Reading, Berkshire, RG1 1DB or chrisnewman@haslams.co.uk

VAT

The plot is not elected for VAT and VAT will not be payable on the purchase price.

Declaration

Please note that a Partner of Fisher German has an interest in the sale of the plot.

Technical Information Pack

A copy of the Technical Information Pack for the plot is available to interested parties upon request and includes:

1. Planning Decision Notice
2. S106 Agreement
3. Planning application drawings and plans
4. Planning application reports and surveys
5. Right of Way Plan
6. Topographical survey
7. CGIs

Viewings and Enquiries

All enquiries should be directed to the vendor's joint agents:

Mr Chris Newman
Haslams Surveyors LLP
County House
17 Friar Street
Reading
RG1 1DB

Telephone: 07879 600064 (Chris Newman Direct Line)
Email: chrisnewman@haslams.co.uk

Or

Mr Tom Dennes
Fisher German LLP
2A Banbury Office Village
Noral Way
Banbury
OX16 1RH

Telephone: 07587 033061 (Tom Dennes Direct Line)
Email: tom.dennes@fishergerman.co.uk

Accompanied viewings of the plot can be arranged via Haslams upon request.

Please note that parties must not enter the plot without our prior authority and any inspection of the plot 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 Surveyors LLP, Fisher German LLP 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 August 2022 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

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