



LAND AT GATEHAMPTON ROAD,

Goring-on-Thames, Oxfordshire RG8 0EN

TYPE	DEVELOPMENT SITE
TENURE	FREEHOLD
SITE AREA	0.62 HECTARES (1.53 ACRES)
GUIDE PRICE	N/A

KEY POINTS

- > Planning permission for 10 houses
- > 400 metres from Goring & Streatley train station
- > Closing date for offers:
12 Noon Friday 22nd May 2026

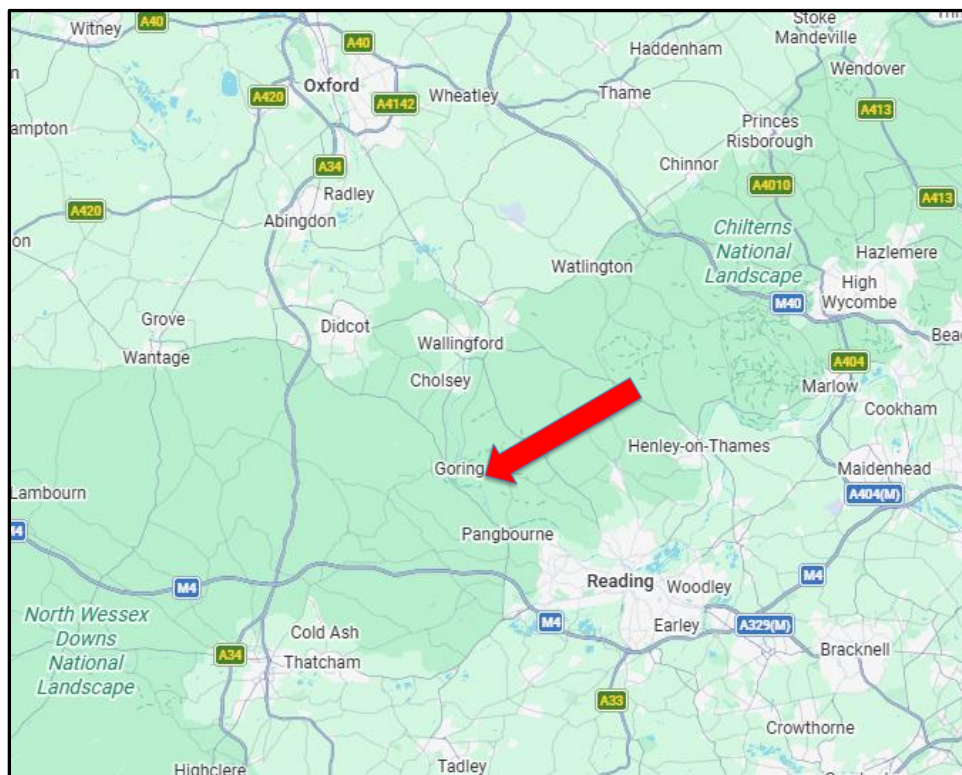
Location

The site lies on the northeast side of Gatehampton Road on the southeastern edge of the village of Goring-on-Thames, Oxfordshire, as shown edged red on the attached Block Plan.

Goring-on-Thames village centre lies approximately 600 metres to the northwest of the site whilst the towns of Reading and Oxford lie approximately 8 miles to the southeast and 15 miles to the northwest respectively.

Goring & Streatley train station lies approximately 400 metres to the north which provides direct train services to Reading, Oxford and London Paddington.

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



Plan for information purposes only. Not to scale.

Description

The site provides a rectangular shaped parcel of undeveloped land of approximately 0.62 hectares (1.53 acres) contained by hedges and fences.

The site is bordered by Gatehampton Road at its southern boundary, a two-storey detached dwelling at its western boundary and surrounding farmland at its northern and eastern boundaries.

The attached Block 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 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 detailed planning permission on 19th March 2026 for “Erection of 10 dwellings, of which 4 would be affordable, with new vehicular and pedestrian/cycle access obtained via Gatehampton Road and associated infrastructure and landscaping” (application reference no. P24/S2193/FUL).

The consented dwelling mix and Gross Internal Areas of each house type is as follows:

House Type	Tenure	No. of Type	Sq.M GIA	Sq.M GIA
3 Bed 5 Person House	Private	4	103.0	1,109
3 Bed 6 Person House	Private	2	130.0	1,399
2 Bed 4 Person House	Shared Ownership	2	84.0	904
3 Bed 5 Person House	Social Rented	2	99.0	1,066
	Totals:	10	1,038.0	11,174

Each house will have two private car parking spaces and private gardens. There will also be a communal landscaped amenity area.

Vehicular access to the site will be from Gatehampton Road to the south.

We refer you to the attached Block Plan for further details of the consented development layout.

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.

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 Friday 22nd May 2026**.

All offers should be marked "Land at Gatehampton Road, Goring - Offer to Purchase" and addressed to:

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

VAT

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

Overage

The sale will be subject to an Overage provision providing for an additional payment to the vendor upon the grant of planning permission for more than 10 dwellings.

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.

Information Pack

The site's information pack includes the following information and is available to interested parties upon request:

1. Freehold title and title plan
2. Planning Decision Notice
3. Section 106 Legal Agreement
4. Planning application surveys reports and drawings
5. Topographical survey
6. Ground investigation report

Viewing And All Other Enquiries

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

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

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

Viewings of the site are by appointment only via Haslams.

Please note that parties must not enter the site 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 March 2026 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

Particulars Printed March 2026



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LEGEND

- Application Boundary
- - - visibility eplay



1
Proposed Block Plan
1:500

THESE REPRESENTATIONS HAVE BEEN PREPARED FOR THE PURPOSES OF THE APPLICATION ONLY AND DO NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT OR AS A BASIS FOR MAKING ANY OTHER DECISION. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR MAKING ANY OTHER DECISION. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR MAKING ANY OTHER DECISION.

	COLLABORATION WITH PHILIP LUTLAND ARCHITECT 7997 02-03	PROJECT Gatehampton Road Goring, Reading, RG8 0DN Proposed Block Plan	
	DATE 07.2024	STATUS PLANNING	CONTACT Colony Architects Ltd. 448 OULSHAM ROAD GORING, READING, RG8 0DN 0118 880 0288 info@colonyarchitects.com www.colonyarchitects.com



