

Parcel E, District Centre, Arborfield Green

Wokingham, Berkshire



**Arborfield
Green**

BERKSHIRE



LAND WITH FULL PLANNING PERMISSION FOR 6 NEW HOMES IN AN
ESTABLISHED BERKSHIRE GARDEN VILLAGE

Parcel E comprises a serviced development parcel extending to approximately 0.37 acres (0.15 hectares) with reserved matters approval submitted for six private 3-bedroom houses



The Opportunity

Parcel E presents an opportunity to acquire a serviced residential development parcel within the established Arborfield Green Garden Village. A Reserved Matters application has been submitted for six private three-bedroom family homes, comprising two detached three-bedroom dwellings and four semi-detached three-bedroom dwellings.

With infrastructure and utilities provided to the site boundary, the site offers a straightforward residential development opportunity within one of the South East's most successful new communities.

Arborfield Green

Arborfield Green is a major mixed-use garden village being delivered on the former Arborfield Garrison, located within the affluent Borough of Wokingham.

Outline planning consent for up to 2,000 homes and associated community infrastructure was granted in 2015. The development has progressed significantly, with new schools, sports facilities, retail provision, community uses, public open space and strategic infrastructure already delivered and nearly 1,600 of the homes delivered and occupied.

Bohunt Academy, including its recently completed Sixth Form expansion, Farley Hill Primary School, the new Sainsbury's supermarket, leisure centre are all operational and serving the growing resident population.

The new village green immediately north of the District Centre is expected to open in November 2026, providing an attractive focal point for the community.

Description

Parcel E extends to approximately 0.374 acres (0.15 hectares) and forms a regular-shaped development parcel within the Arborfield Green District Centre. The site occupies a prominent position adjoining the wider District Centre development being brought forward by Taylor Wimpey, with a pocket of open space and trees to the south and direct access to the established and emerging amenities at the heart of Arborfield Green.

The site is currently vacant and benefits from direct access to surrounding highway and infrastructure networks. Utilities, drainage and telecommunications connections are available at the site boundary.



Location

Arborfield Green is located approximately 4 miles from Wokingham Station and around 7 miles to the south-east of Reading Station.

Arborfield Green lies approximately 4km south-west of Wokingham and approximately 10km south-east of Reading. The development is adjacent to the A327, providing access to Reading, Junction 11 of the M4 and the wider Thames Valley.

Rail services are available from nearby Wokingham and Reading stations, with Reading benefitting from Elizabeth Line services and fast connections into Central London. Several stations can be reached within approximately 15 minutes by car.

The site is also around 5 miles from Junction 11 of the M4, which links it with London, 35 minutes drive from Heathrow airport.



Planning

Arborfield Green benefits from outline planning permission reference (O/2014/2280) granted by Wokingham Borough Council for up to 2,000 dwellings together with schools, retail, leisure, community uses, infrastructure and public open space.

Reserved Matters approval for the wider District Centre (reference 230872) was secured in October 2023.

A Reserved Matters application (reference 261939) was submitted in August 2026 for the development of six open-market houses on Parcel E, alongside revised proposals for a nursery, pre-school and pocket park. Associated applications have also been submitted to discharge planning conditions and amend the previously approved District Centre consent as necessary.

The proposed development comprises:

- 2 x detached three-bedroom houses (approx. 1,002 sq ft)
- 4 x semi-detached three-bedroom houses (approx. 907 sq ft)
- 100% private open-market tenure

The affordable housing requirement associated with this parcel is being offset elsewhere within the wider Arborfield Green development.

There is an opportunity for the buyer to amend the permission prior to it being secured should sufficient progress be made on the sale.



Further Information

Please visit the property website <https://portal.kato.app/data-room/1300/parcelearborfieldgreen> to access further planning and technical information.

VAT

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

Viewings Information

Viewings of the parcel will be via appointment only, should you wish to arrange a viewing please use the contact details provided.

Tender Process

The site is being marketed for sale by way of an open informal tender process. Subject to planning offers are invited for the freehold interest, subject to contract.

Offers must be submitted on a specific bid proforma available from Avison Young upon request and sent via e-mail to: matthew.collins@avisonyoung.com and anna.vallance@avisonyoung.com

Offers must be received no later than by **12 noon Tuesday 10th November 2026**.



Front Elevations



Current site

If you would like more information, please get in touch.

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