

# Inhurst House

An aerial photograph of Inhurst House, a large, white, multi-story building with a red-tiled roof. The house is surrounded by lush green lawns and mature trees. In the foreground, there is a paved area with several cars parked. To the right, there is a smaller building with a similar roof. The overall scene is a well-maintained estate.

Brimpton Road  
Baughurst  
Tadley  
Hampshire  
RG26 5JJ

Total buildings 9,974 sq ft  
(926.61 m<sup>2</sup>)  
on 10.85 acres  
(4.39 hectares)

**FOR SALE FREEHOLD  
WITH FULL VACANT  
POSSESSION**



Stunning collection of buildings to include outbuildings / storage



Planning permission granted / enacted to increase size of total buildings to 17,519 sq ft (1,627 m<sup>2</sup>)



Set within outstanding grounds, including orchard / walled garden



Over 50 car parking spaces  
7 electric vehicle chargers 7kw – 10kw



Comfort cooling / heating



Total site area 10.85 acres (4.39 hectares)



Of interest to a broad range of occupiers/users



For sale freehold with full vacant possession





# Of interest to a range of sectors



SEN facility / children's nursery or pre-school



Educational uses



Training centre



Care home / assisted living



Military / MOD / science with close proximity to AWE Aldermaston



Existing office campus style / HQ commercial use



Serviced office operators



Medical / NHS



Leisure / hospitality



Residential (significant residence)

# The site



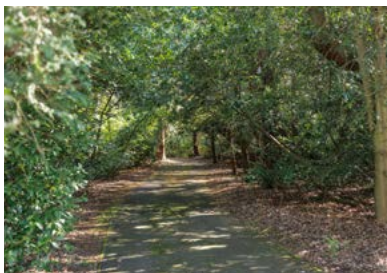
Orchard & walled garden



Heritage Building



Inhurst House



Woodland walk



The Pond

# Connections

Baughurst is located in central Berkshire and benefits from excellent road, rail and air links.

The M4 and M3 motorways are located close by, and link to the A34 dual carriageway providing access to Reading, Newbury, Basingstoke and Oxford.

The A340 to Basingstoke and its Ring Road provide direct links to the M3

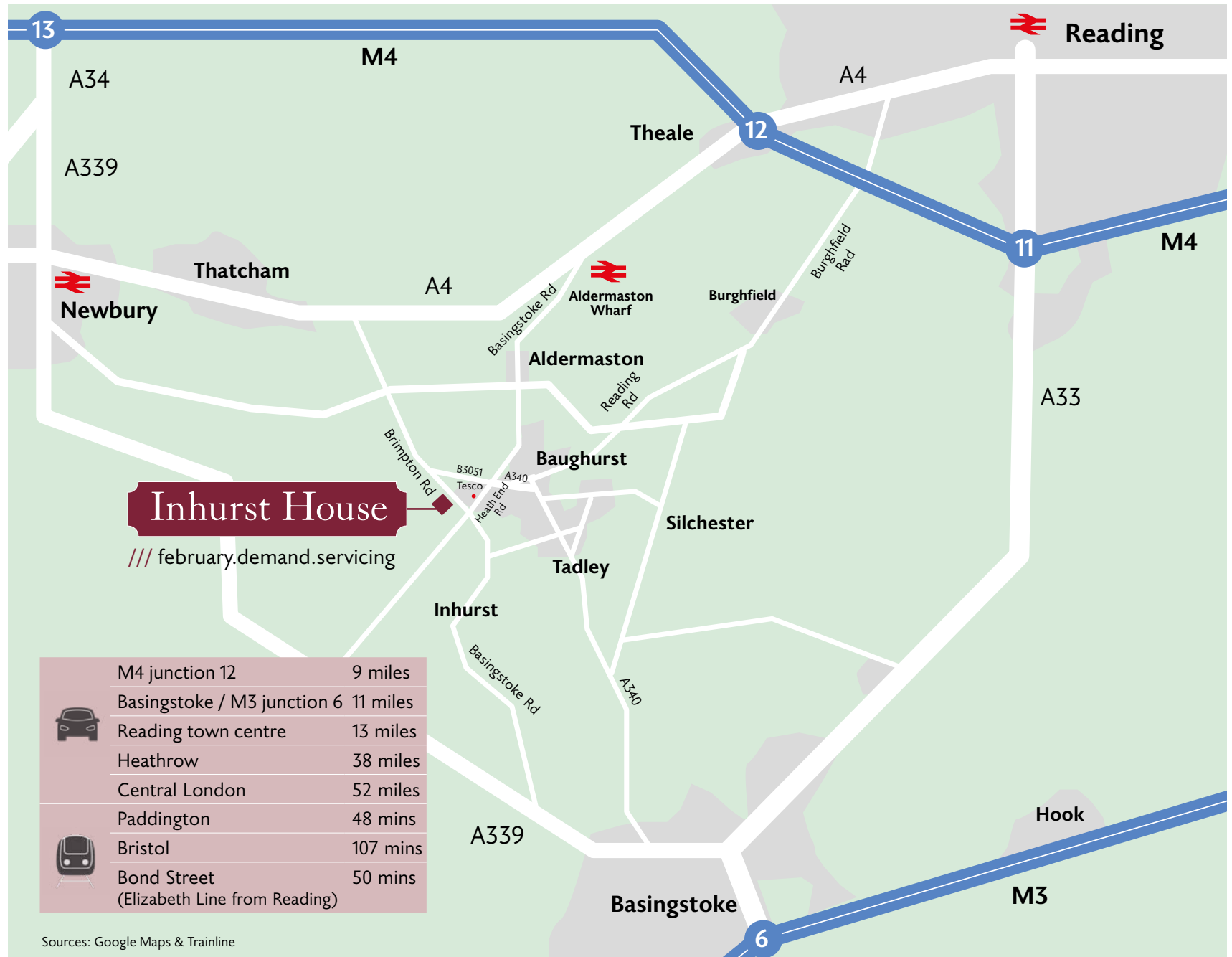


Aldermaston Station is 4.5 miles from Inhurst House and provides a regular train service to Reading and Newbury.

High speed rail services are available from Newbury, Reading and Basingstoke to Central London.

The Elizabeth Line also offers direct services from Reading across London.

Heathrow Airport is accessible via the M4.



# Local environs

Baughurst is located west of the town of Tadley, 9 miles north of Basingstoke and 4 miles south of Aldermaston.

The Kennet & Avon Canal passes nearby at Aldermaston Wharf.

The local Wellington Arms features in the Michelin Guide and Aldermaston's Hind's Head is a picture perfect 17th century pub.

To the northwest the Wasing Estate spans three villages and several thousand acres of prime Berkshire land – an oasis of calm with winding rivers and picturesque lakes supporting a wide variety of flora and fauna.

Wasing offers a range of facilities for corporate entertaining, conferences and team building activities.

The Reading, Newbury, Basingstoke triangle is home to many of the world's top companies and has a skilled workforce and excellent educational facilities.

A full range of shopping and leisure amenities can be found in the three large local towns.

Local shopping is available in Baughurst Village (Tesco) and Tadley, with Sainsbury's and Lidl stores plus many additional independent retailers and eating establishments.



The Hind's Head, Aldermaston



Auditorium, Wasing



Wellington Arms, Baughurst



Kennet & Avon Canal



St Nicholas Church, Wasing



Sainsbury's Tadley

# Description

Inhurst House was acquired by our clients Bewley Homes in the 1990s and functions as their Head Office. The property is now being brought to the market due to a corporate decision to relocate.

The premises comprise a rare collection of buildings, set within stunning grounds which include an orchard, and walled garden, and in excess of 50 car spaces.

## Inhurst House

Inhurst House itself offers a superb, detached office building incorporating many original period features including a grand entrance hallway, staircases and feature fireplaces, high ceilings, a walled garden and an orchard.

The accommodation is arranged over ground, first and part second floors, forming a mixture of larger more open plan office/meeting areas and smaller private/individual offices.

Staff welfare amenities are located in each of the ground and first floors and include male & female WCs. There are shower rooms and kitchenettes within the ground and first floors.

Bewley Homes have kept the property in good order and have updated and modernised the offices to include LED lighting and comfort cooling and heating throughout.

The sash windows have recently been upgraded with double glazing at significant cost.

Adjacent to Inhurst House is the Garden / Utility building which provides a separate annex and currently offers a staff breakout area and incoming electrical room.

### EPC

Inhurst House

B (39)

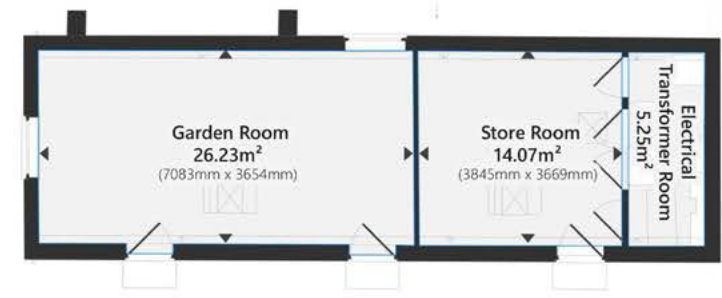
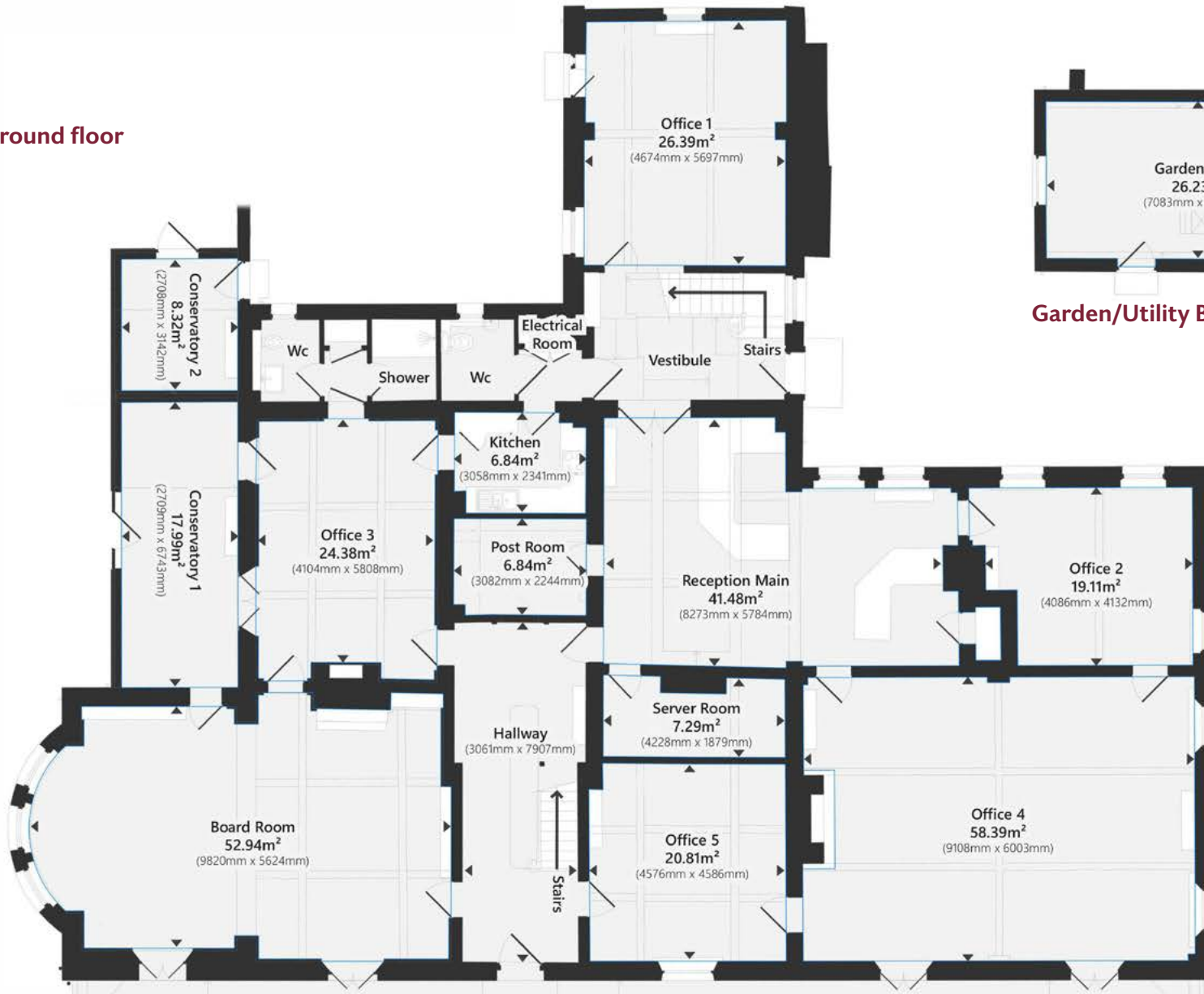








## Ground floor



## Garden/Utility Building

### ACCOMMODATION

Inhurst House	sq ft	m <sup>2</sup>
Ground floor	3,757	349.03
First floor	3,538	328.73
Second floor	275	25.54
<b>Total</b>	<b>7,570</b>	<b>703.34</b>

### Garden/Utility Building

Ground floor	490	45.55
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### Heritage Building

Ground floor	1,468	136.55
First floor	446	41.47
<b>Total</b>	<b>1,914</b>	<b>178.02</b>

<b>Total buildings</b>	<b>9,974</b>	<b>926.61</b>
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First floor



Second floor



## The Garden/ Utility Building

The Garden/Utility Building provides staff welfare facilities and breakout accommodation with easy access.

### EPC

Garden/Utility Building D (89)

## The Heritage Building

The Heritage Building is a detached, self-contained building located adjacent to the main Inhurst House. It provides additional offices arranged over ground floor with some part floor mezzanine offices

### EPC

Heritage Building B (42)



## Rating

We have checked the Valuation Office Agency website (VOA) and can confirm as follows:

The premises are currently assessed as offices and premises with a Rateable Value of £115,000 with effect from 1st April 2026.

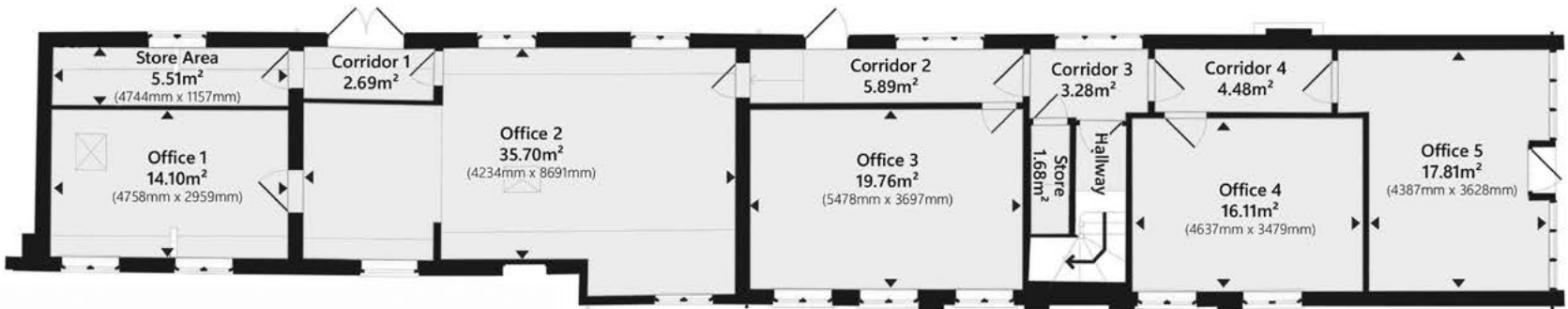
The Valuation Office Agency (VOA) have adopted scheme reference 596736 which refers specifically to “Good quality offices in Basingstoke, outside the centre”, at a base rate of £140 per sq m.



## First floor



## Ground floor



## ACCOMMODATION

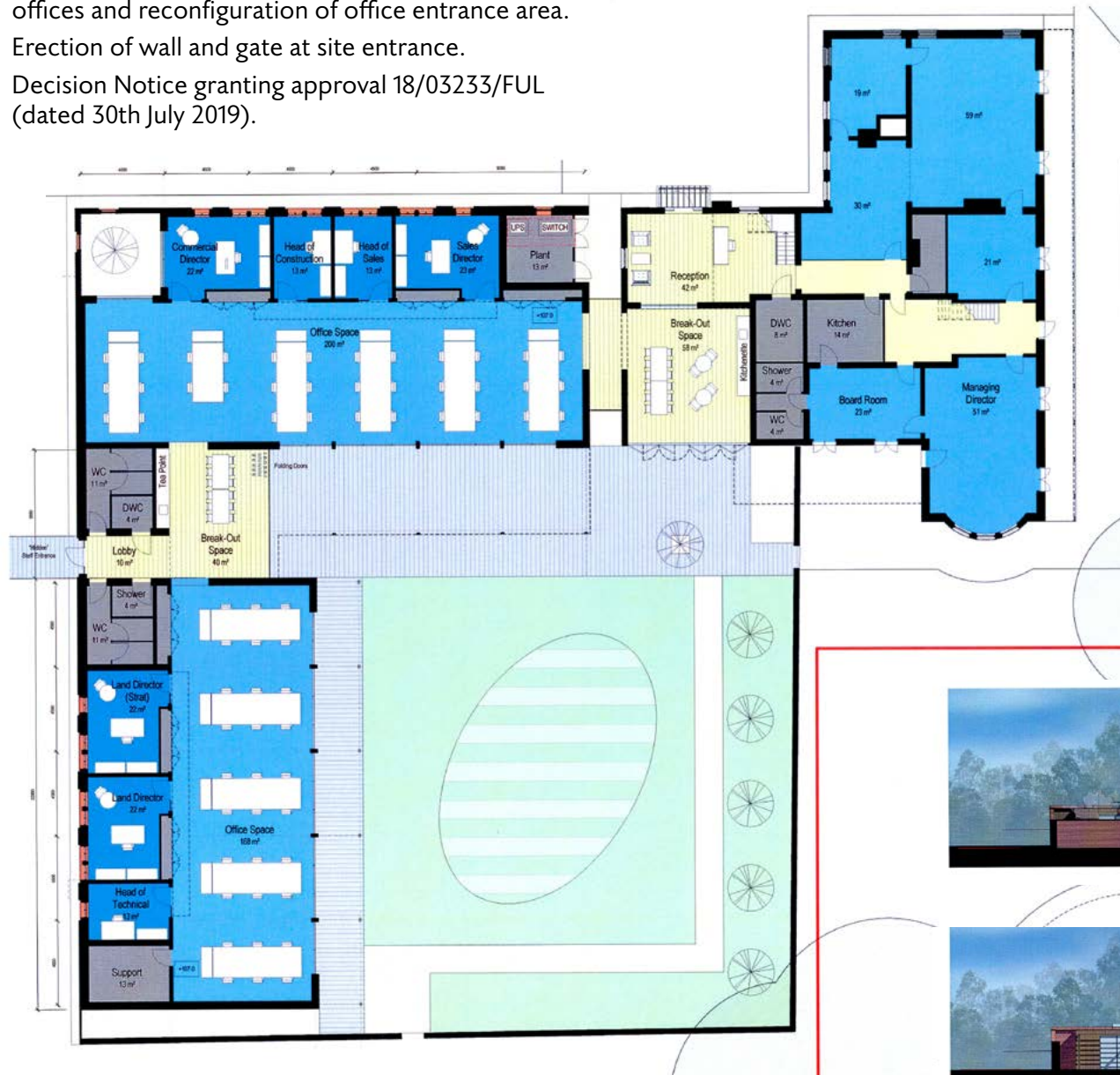
Heritage Building	sq ft	m <sup>2</sup>
Ground floor	1,468	136.55
First floor	446	41.47
<b>Total</b>	<b>1,914</b>	<b>178.02</b>

# Planning

Proposal for erection of a single storey extension to existing offices and reconfiguration of office entrance area.

Erection of wall and gate at site entrance.

Decision Notice granting approval 18/03233/FUL (dated 30th July 2019).



This provides for a significant extension to form a single storey office extension, providing additional offices at ground floor of 7,545 sq ft (701 m<sup>2</sup>) sitting over the current apple orchard surrounded by the walled garden area.

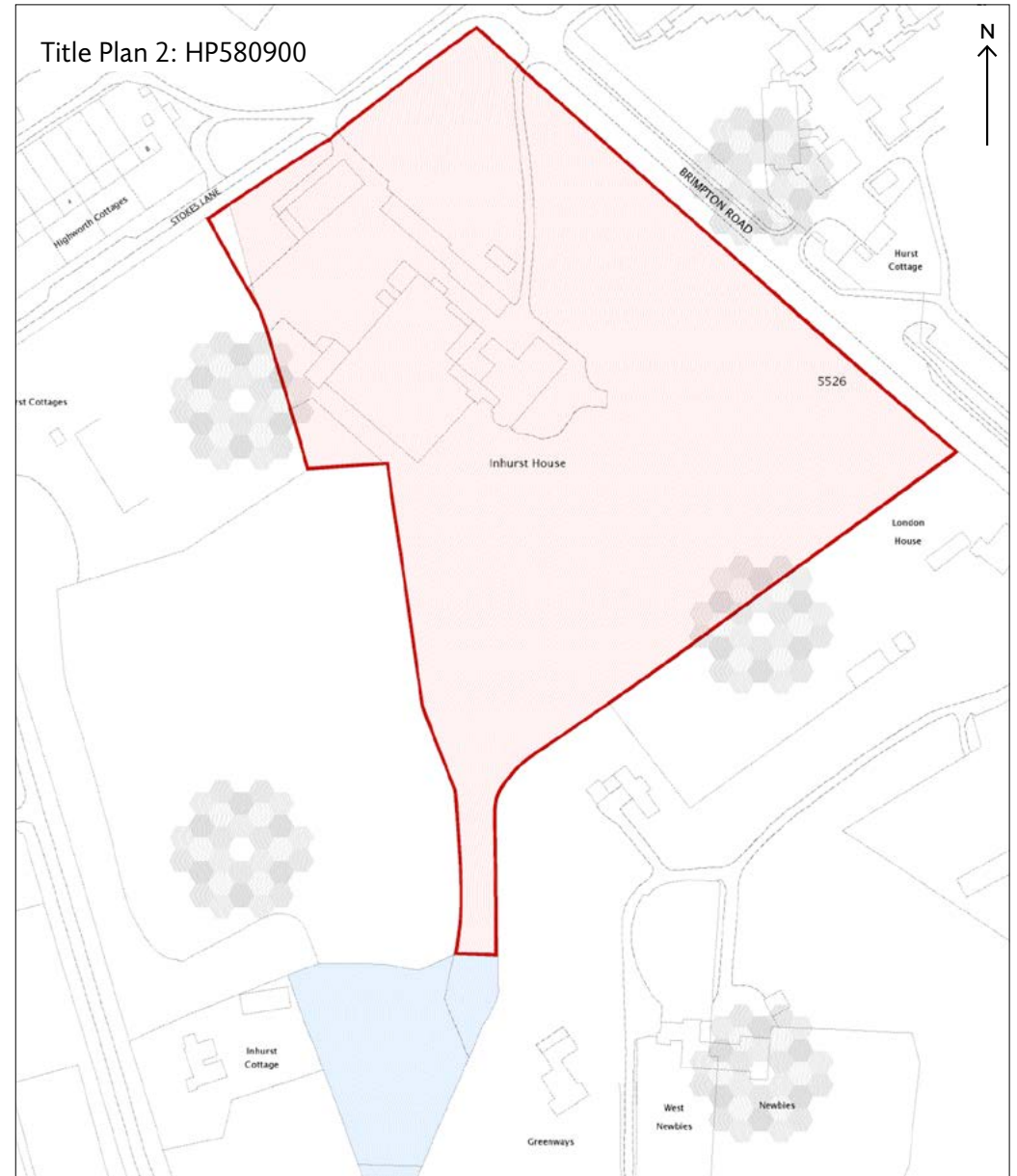
South elevation



South elevation (within garden wall)



# Title plans



The premises are registered at Land Registry as two separate Titles  
Registered Title Nos: HP580907 and HP580900

# Freehold disposal & price

**Our clients are offering the Freehold interest, on an unconditional subject to contract basis at a guide price of £2,500,000 with the benefit of full vacant possession upon completion.**

## Viewing

Strictly by appointment through the sole agents.



### Russell Ware

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### Andy Gibbs

07766 951 719

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