

**For Sale**

An Outstanding Residential  
Development Opportunity

Hatch Farm  
Sindlesham  
Wokingham  
Berkshire  
RG41 5DD



Not to scale. For reference purposes only

# Summary

CBRE and Haslams are delighted to present land at Hatch Farm, Sindlesham, an exciting residential development opportunity, forming an integral part of the wider Loddon Valley Garden Village.

Situated 1 mile south west of Winnersh and 3 miles west of Wokingham, the Site extends to **69.55 acres (28.16 hectares)**

The Site benefits from a draft allocation in **Wokingham's 2040 Local Plan** (Regulation 22 submission stage) for around **550 dwellings**

First housing delivery of a wider draft allocation at **Loddon Valley Garden Village (around 3,930 units)**

**40% affordable housing (220 units)**

Subject to Planning Permission

Located 1 mile from **Winnersh Station** (South Western) and 4.4 miles from **Twyford Station** (Great Western / Elizabeth Line)

Offers invited – subject to planning



**177,500**

Est. Population  
Wokingham (2021)



**550 units**

Residential Development  
Draft Allocation (Phase One)



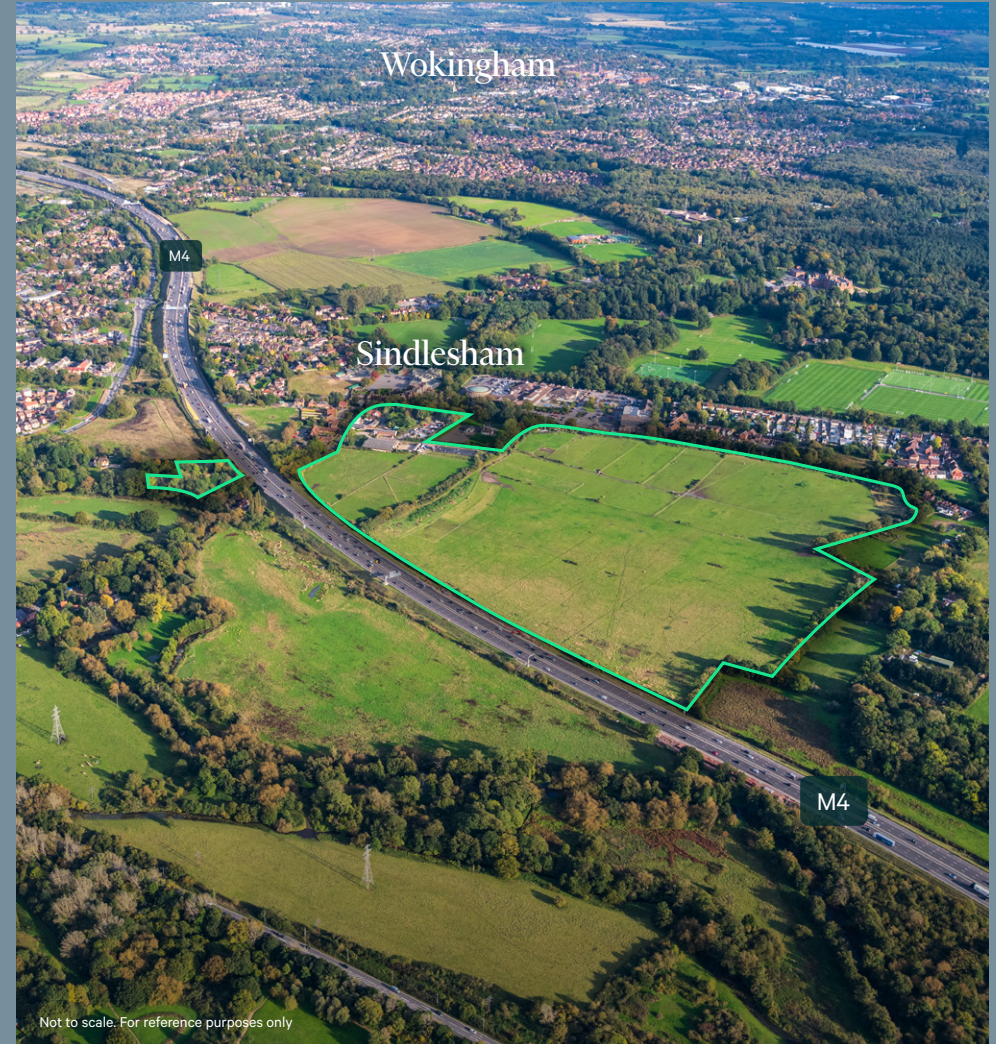
**27 minutes**

Twyford to London Paddington  
(Great Western) and 10 minutes  
from Winnersh to Reading



**69.55 acre**

Site Extends to  
(28.16 ha)



Not to scale. For reference purposes only

# Location



## The Site

- 01 Nirvana Spa
- 02 Reddam House School
- 03 Bearwood Lakes Golf Course
- 04 Sainsbury's
- 05 Morrisons
- 06 Embrook School and Sixth Form College
- 07 Best Western Plus Hotel
- 08 The Poachers Public House
- 09 Bearwood Primary School
- 10 Walter Arms
- 11 Wokingham Cricket Club

The Site is located adjacent to the existing settlement at Sindlesham village within Wokingham Borough. The northern boundary of the Site is defined by the M4 motorway, Mill Lane forms the eastern boundary and Gypsy Lane, an existing Public Right of Way, forms the southern boundary.

The development opportunity is Registered by way of Title BK400791. The title retains the rights over further land owned by Wokingham Borough Council, and which sits between Hatch Farm Way and Mill Lane. Further details are available within the **DataHub**.

Not to scale. For reference purposes only

# Connectivity

Winnersh station offers South Western Railway services to Reading, London Waterloo and fast trains to London Paddington via Twyford by way of the Great Western Railway line or journeys through central London on the Elizabeth Line.

RailAir also runs a premium coach service from Winnersh Triangle to and from Heathrow Airport up to every 20 minutes.

## By Car

Winnersh Train Station	1.0 miles
Winnersh Town Centre	1.0 miles
A329(M) leading to M4 (J10)	1.3 miles
Dinton Pastures Country Park	1.8 miles
Wokingham Town Centre	3.0 miles
Twyford Train Station	4.4 miles
Reading Town Centre	6.0 miles
M25 (J15)	26.0 miles
London Heathrow Airport	32.0 miles

## By Train from Winnersh to:

Reading	10 minutes
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## By Train via Twyford to:

London Paddington	27 minutes
Heathrow Airport via Hayes & Harlington	47 minutes



Source: TFL

● The Site

..... National Rail    ..... Elizabeth Line

# Neighbourhood



Winnersh is a popular village with several amenities including a primary school, post office, supermarket, local shop and pub. The village is surrounded by beautiful countryside, which offers opportunities for outdoor activities such as walking, cycling and horse riding in Dinton Pastures Country Park and Winnersh Meadows.

Nearby Wokingham is consistently named as one of the best places to live in England and offers a thriving town centre with a mix of high street brands and independent shopping, cafes and

restaurants. The area also has a number of outstanding schools, making it a popular choice for families.

Slightly further afield, Reading provides many amenities including two shopping centres, a bustling market and numerous high-rated schools. The city is also home to the University of Reading, which is a leading university that has a world class reputation for teaching, research and enterprise.

# Site Description



The Site extends to approximately 70 acres on the southern terrace of the River Loddon, predominantly comprising pony paddocks and equestrian buildings at its eastern end.

There is an existing vehicular access (VA) to the east of the Site, from Mill Lane, which will be upgraded to provide the main access and gateway to both Hatch Farm and the wider Loddon Valley Garden Village masterplan.

**Parcel A** - Land allocated in Wokingham's 2040 Local Plan for around 550 dwellings

**Parcel B** - Land assigned for highway connection between Mill Lane and Hatch Farm Way

Land owned by Wokingham Borough Council



**69.55 acres**  
Overall Site extends to **(28.16 ha)**

Not to scale. For reference purposes only

# Gallery

01



02



03



07

Hatch Farm, Sindlesham, Wokingham, Berkshire, RG41 5DG  
[www.cbre-datahub.co.uk/hatchfarm](http://www.cbre-datahub.co.uk/hatchfarm)

**CBRE**

**HASLAM'S**  
CHARTERED SURVEYORS

# Loddon Valley Garden Village

Overview

## Hatch Farm forms an integral part of the Loddon Valley Garden Village.

It will form one of the first phases of the Garden Village, establish an important Gateway Community and hence play a pivotal role in setting out a precedent for the proposed development beyond.

The Vendor has collaborated with the University of Reading and Gleeson Land since 2021 when the combined Site was first proposed for allocation in the draft Local Plan. Together the three landowner partners share a unified vision of creating the Loddon Valley Garden Village to provide a high-quality, genuinely sustainable community.

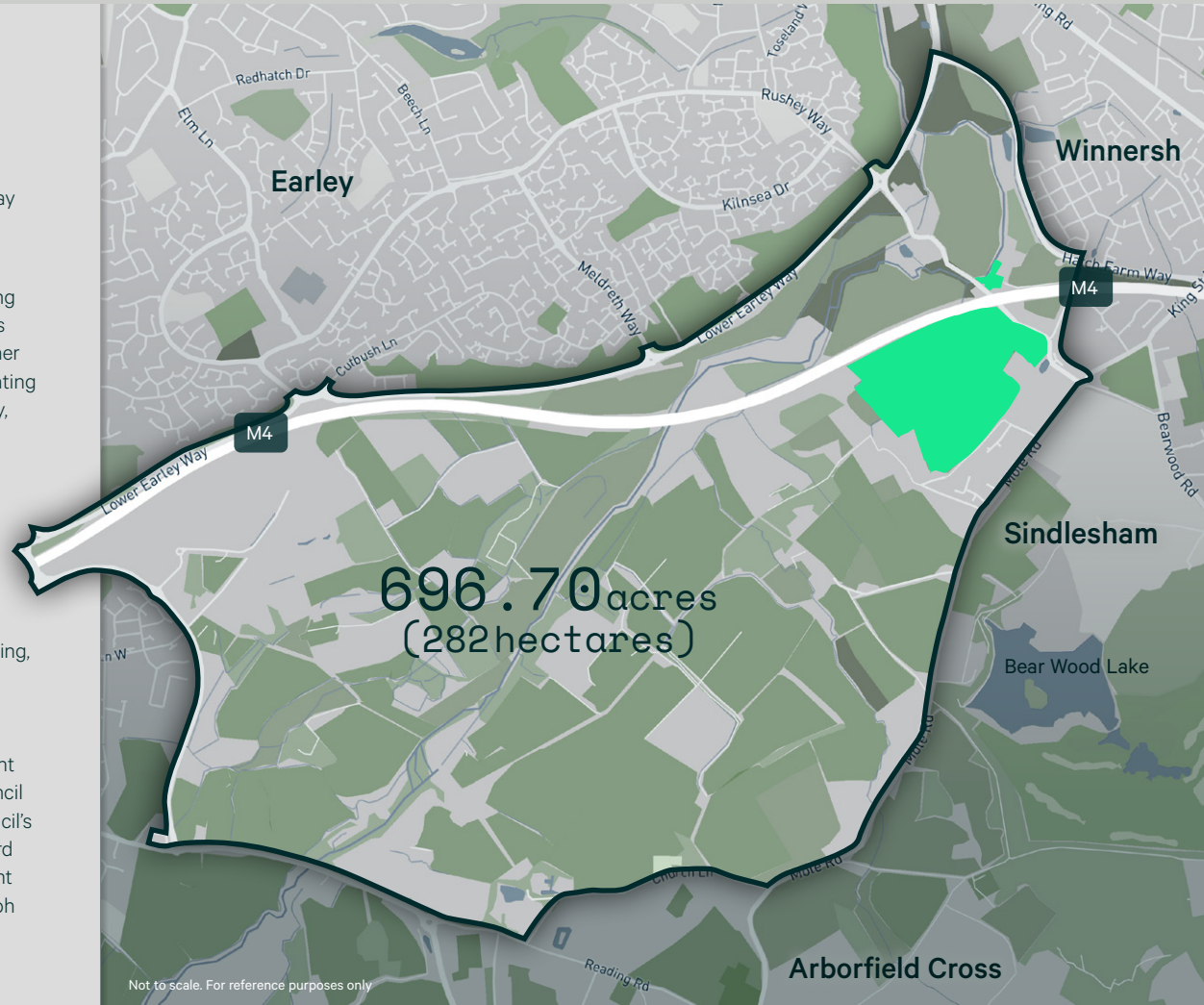
### Wokingham Local Plan 2040

In September 2024 Wokingham Borough Council published its [Local Development Scheme 2024-2027](#).

On 28th February 2025, Wokingham Borough Council submitted the Local Plan Update 2023-2040: [Proposed Submission Plan](#) (LPU) to the Secretary of State for Housing, Communities and Local Government for examination.

### Five Year Housing Land Supply Position

The most recent Five Year Housing Land Supply Statement was published in January 2025 and sets out that the Council can demonstrate a 1.7 year housing land supply. The Council's Local Plan is out of date and therefore the current standard method figure is used as the Council's housing requirement figure. A 5% buffer is applied to the supply as per paragraph 78 of the NPPF.



- Hatch Farm
- Loddon Valley Garden Village

### Local Plan Timelines

The Regulation 22 formal Local Plan Update version was submitted for examination on 28th February 2025.

The Examination process is expected to start in June 2025.

The Local Plan is expected to be adopted in July 2025.

### Indicative Boundary

Loddon Valley Garden Village

# Loddon Valley Garden Village

Masterplan

The Local Plan Update identifies the Hatch Farm site, as part of the wider Loddon Valley Garden Village site proposal, under Policy SS13.

Development principles include the phased delivery of:

**Around 3,930 dwellings, of which at least 2,700 dwellings will be delivered by 31st March 2040, including:**

40% affordable homes

100 **custom and self-build** serviced plots

20 Gypsy and Traveller pitches

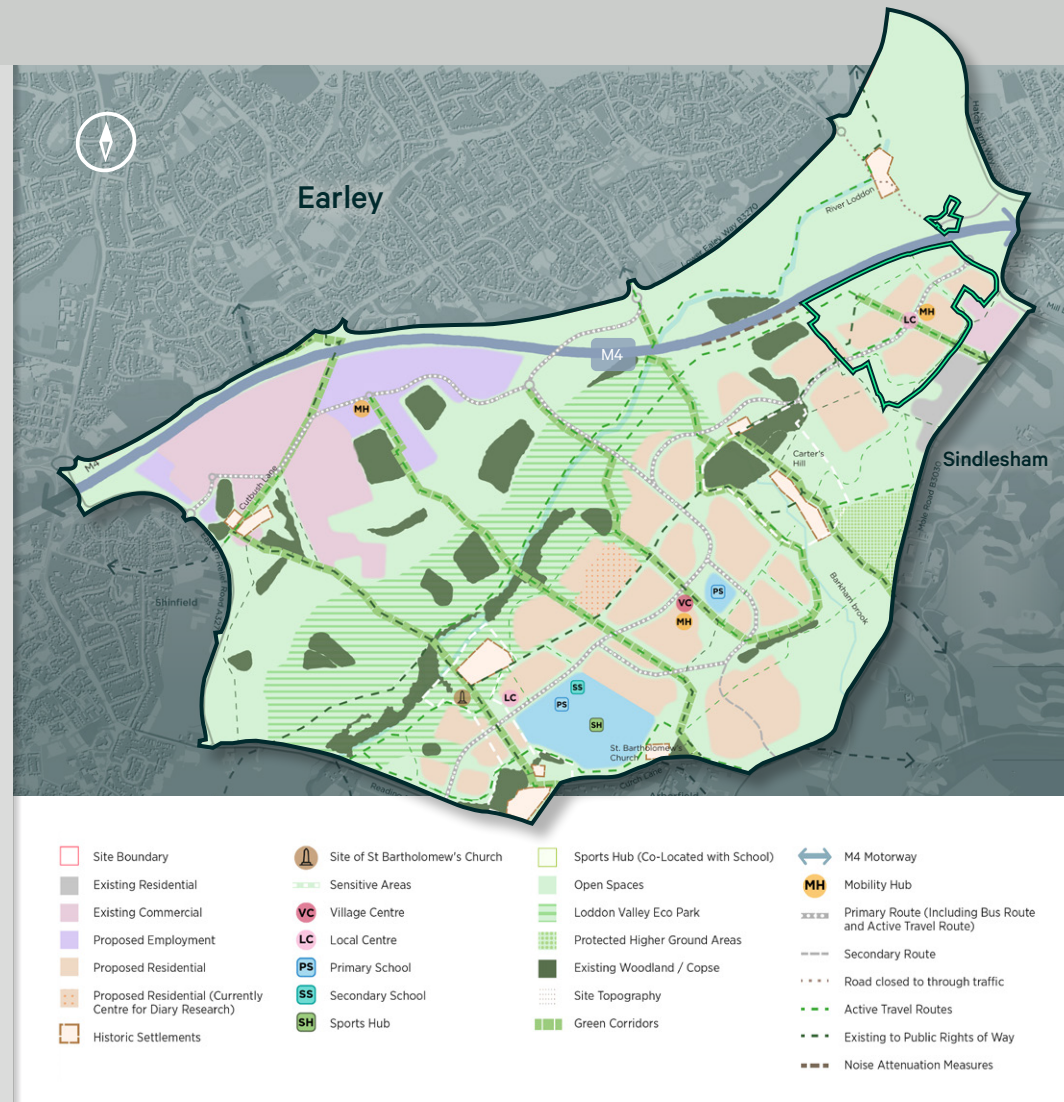
**Specialist accommodation**, including accommodation for older persons

Around 100,000 m2 of **research and development** floorspace within use class E(g), B2, B8 and other complementary uses, through an **extension to the Thames Valley Science and Innovation Park**

Two 3-form entry **primary schools** (including appropriate onsite early years provision) and an 8-form entry **secondary school**

A **district centre** and two **local centres**

A multi-functional **country park** which is accessible to settlements beyond the garden village



Hatch Farm



The Loddon Valley Garden Village is being promoted under collaboration between three principal parties



The landowner has appointed a market leading team of project professionals which include



## Infrastructure Delivery Plan

Cost analysis is currently being finalised by the Collaborators to agree the Infrastructure Delivery Plan (IDP) which will be the overarching document to inform individual Section 106 Agreements including the extent of contributions by each of the Collaborators

# Hatch Farm Vision

Masterplan

The Hatch Farm parcel will deliver around 550 homes, a local centre with retail, services and open space as part of the early development phase of Loddon Valley Garden Village.

The proposed concept plan is the product of an extensive analysis of the Site's unique features, guided by the design vision strategy to establish a robust, sustainable and beautiful environment for the new community.

Loddon Valley Garden Village represents a unique opportunity to be part of the creation of a sustainable new garden community, alongside new riverside green space and employment.

Hatch Farm will deliver a range of house types, sizes and tenures, with affordable housing for shared ownership, affordable rent and social rent.

All new homes will be required to comply with the Future Homes Standard. The development will be required to deliver 20% Biodiversity Net Gain, alongside and in part, mitigation for the Thames Basin Heath 5-7km zone of influence.

It should be noted that the plans produced to date are conceptual and interested parties should make their own assessments of the masterplanning opportunity and vision at Hatch Farm.



Not to scale. For reference purposes only

## Key elements of the masterplan include:

- 1 - A Landscape-Centred Approach
- 2 - Considered Sustainable Urban Drainage
- 3 - Conserving and Enhancing Biodiversity and Ecology
- 4 - New Recreation Paths for Active Travel
- 5 - A Well-Connected Movement Network
- 6 - Holistically Designed Residential Areas
- 7 - A New Local Centre with Modern Conveniences
- 8 - Principles of Placemaking and Built Form
- 9 - Integrated and Considered Noise Mitigation

 **550**  
units



**Hatch Farm**

- APPLICATION BOUNDARY
- LVGV BOUNDARY
- RESIDENTIAL
- LOCAL CENTRE & MOBILITY HUB
- POS
- INDICATIVE BUILT FORM (GATEWAY)
- INDICATIVE BUILT FORM TO BE DESIGNED/PLOTTED TO MITIGATE NOISE FROM THE M4
- INDICATIVE BUILT FORM (SPINE ROAD)
- INDICATIVE BUILT FORM (GREEN EDGE)
- PROPOSED MAIN ACCESS ROUNDABOUT
- SPINE ROAD
- SECONDARY ROAD
- SHARED SURFACE ROAD
- GREEN STREETS
- POTENTIAL FOOTPATH/CYCLE CONNECTION
- PROPOSED PEDESTRIAN ROUTE
- PROPOSED PEDESTRIAN LINK WITH THE POTENTIAL TO ACCOMMODATE EMERGENCY ACCESS
- PROPOSED EMERGENCY ACCESS POINTS
- ATTENUATION
- EXISTING VEGETATION FROM AERIAL (WIDER ARBO SURVEY TO BE CARRIED OUT & RP2 TO BE ESTABLISHED)
- INDICATIVE THAMES WATER TRUNK WATERMAIN WITH 3M EASEMENT EACH SIDE (SUBJECT TO CONFIRMATION) (AS PER ARSENT PLAN)
- SURVEYED WATERCOURSE (FOR FURTHER INFO REFER TO INFOMAP DRAWINGS)
- OPTION 1 FOR MITIGATION OF SURFACE WATER EASEMENT (AS PER ARSENT PLAN EXACT DETAILS TBC)
- PROPOSED NOISE BUND (FOR EXACT DETAILS REFER TO ARSENT PLAN)
- INDICATIVE PROPOSED TREES
- INDICATIVE PLAY SPACE LOCATION



## Technical

A full suite of technical information is available on the main technical and environmental constraints and opportunities.

**Public Right of Way (PROW)** - This runs through the Site west to east, accessed off the rear of Willow Pond Farm to the west and Mill Lane to the east connecting the Site to the wider PROW and by-way network in the area.

**Noise/Air Quality** - Proximity to M4 to the north with associated Air Quality Management Area either side.

**Flooding and Drainage** - The majority of the Site is within flood zone 1, however, there are small areas of land within flood zones 2 and 3, primarily in the north western part of the Site. There is a ditch running east to west through Site. There are areas with risk of flooding from surface water.

**Thames Water Main Easement** - This runs through the Site north west to south east.

**Ground Conditions** - Full Phase 2 & BRE 365 has been undertaken - refer to report. The Site is laid over clay. There is a small historic landfill site in southern corner.

**Thames Basin Heath Special Protection Area** - Within the 5-7km buffer zone. Appropriate mitigation will need to be provided.

**Trees and the Hedgerows** - Mainly located around edge of Site. Area of ancient and semi-natural woodland within area north of M4. No TPOs on Site.

**Ecology** - See Ecological Survey Report by EPR - Trees of ecological interest, native hedgerow and ancient and semi-natural woodland (area north of M4).

**Heritage** - No designated heritage assets on the Site.



Artist Impression

## Delivery

As the eastern most part of the Loddon Valley Garden Village (LVGV), the Site allows direct access from Mill Lane to enable the provision of a 'spine road' or primary route right through the Garden Village to the A327 in the west.

This primary route is shown indicatively on the LVGV concept plan within the Council's Local Plan Update Proposed Submission Plan and is a key part of the movement strategy for the LVGV. The Site will form the eastern 'gateway' into the allocation, allowing strong connections with communities nearby including Sindlesham, Winnersh and Earley. As such, Hatch Farm is a necessary part of the LVGV, ensuring interconnectivity with the surrounding area.

Due to its location on the edge of the allocation, as well as the advanced stage of technical and design work, the Site forms a logical first phase of the allocation. The Site has been consistently promoted as being able to deliver housing as an early phase of the allocation. The pre-application submission and the Regulation 19 representations have highlighted that the swift delivery of the Site will enable housing delivery to come forward in line with the proposed housing trajectory contained at Appendix F of the

LPU which indicates first completions from LVGV during 2027/28. The Site is therefore expected to be a first phase of the development of LVGV, with early delivery of key infrastructure.

The Site's principal point of access will be via a new roundabout onto Mill Lane which has been designed to cater for the full operation of the LVGV; emergency access to Mole Road via Harrow Way and Gypsy Lane also catered for. The western edge of the Site will be connected with the wider allocation, linking to the LVGV 'spine road' from the west and in doing so creating an all through route. This further connection is to come forward from 2030 onwards.

Several 'off-site' highway improvements are proposed to be implemented during the Site's development including a new link to Hatch Farm Way. Further details are contained within the data hub, including the transport & travel strategy for delivering the 550 units as the LVGV first housing phase.



Artist Impression - The Gateway

# Planning

## Planning Performance Agreement

Engagement with the Council occurs regularly which is secured by way of a Planning Performance Agreement (PPA).

A programme of monthly meetings between the Collaborators and officers from the Council is in place. These meetings cover topics relevant to the wider allocation including infrastructure delivery, provision of key facilities and services, masterplanning, strategic design code, phasing and housing trajectory.

The Collaborators have been continuously engaged with the Council's officers since 2021. HFLL will continue to promote its land interests through these as well as more direct pre-application meetings.

The Collaborators hold weekly meetings which HFLL attends. There are also project team meetings which generally take place on a monthly basis. The Group is working collaboratively on site-wide matters relating to the Strategic Development Location (SDL), for example masterplanning, infrastructure delivery and phasing.

## Planning Application Strategy

HFLL and the Collaborators will actively engage in the Local Plan examination process due to take place during 2025.

On behalf of HFLL, Stantec has instructed Thea Osmund-Smith to represent it at the Local Plan examination and to provide general advice in relation to the promotion of the Site.

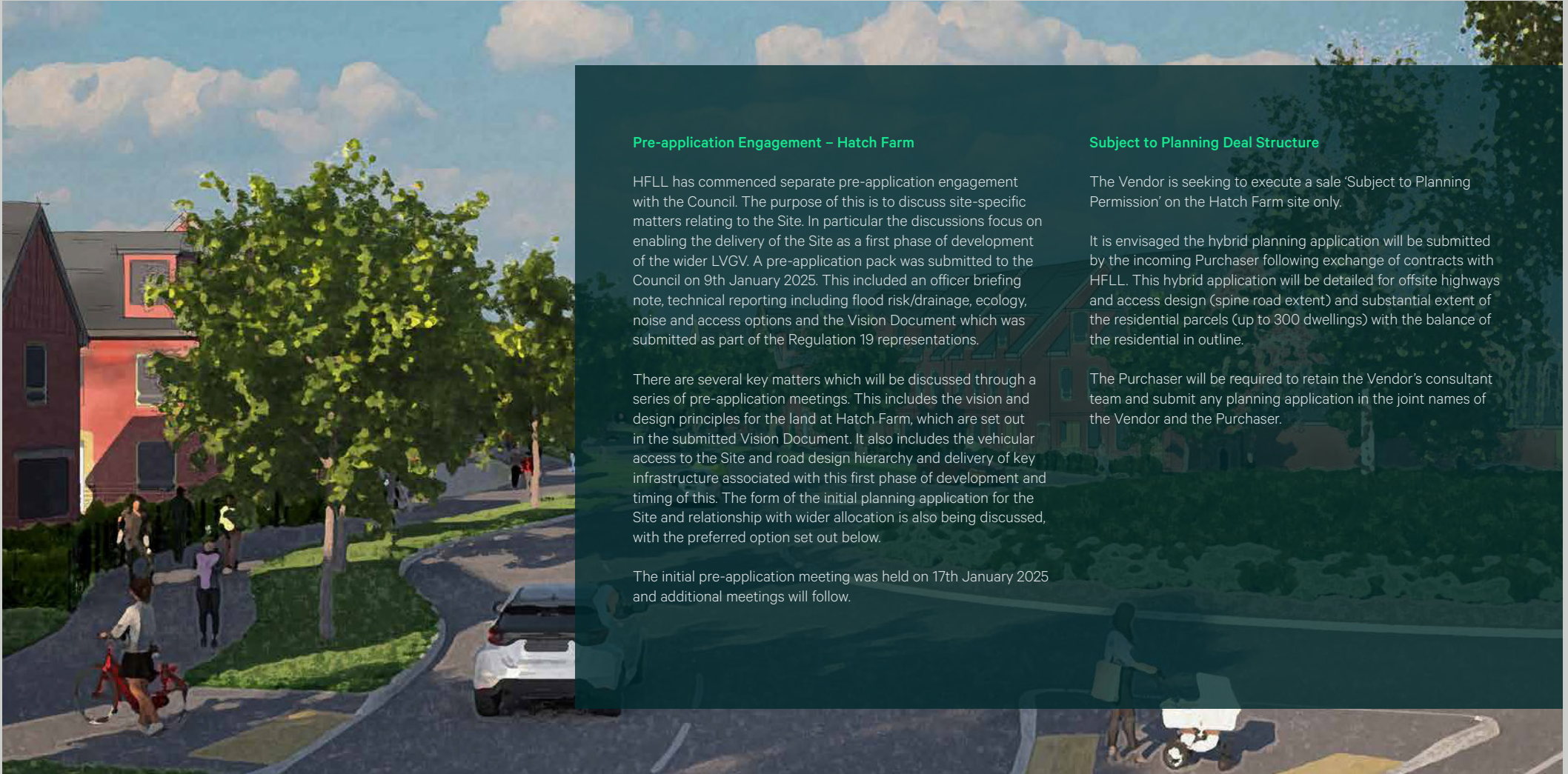
In addition, the Landowner Group will continue to meet on a regular basis throughout 2025, both as a group and with Council representatives, to progress key matters relating to delivery of the wider allocation including infrastructure and masterplanning.

HFLL has commenced independent pre-application engagement with the Council.

The submission of a planning application for the Site is targeted for the second half of 2025.



Artist Impression



## Pre-application Engagement – Hatch Farm

HFLI has commenced separate pre-application engagement with the Council. The purpose of this is to discuss site-specific matters relating to the Site. In particular the discussions focus on enabling the delivery of the Site as a first phase of development of the wider LVGV. A pre-application pack was submitted to the Council on 9th January 2025. This included an officer briefing note, technical reporting including flood risk/drainage, ecology, noise and access options and the Vision Document which was submitted as part of the Regulation 19 representations.

There are several key matters which will be discussed through a series of pre-application meetings. This includes the vision and design principles for the land at Hatch Farm, which are set out in the submitted Vision Document. It also includes the vehicular access to the Site and road design hierarchy and delivery of key infrastructure associated with this first phase of development and timing of this. The form of the initial planning application for the Site and relationship with wider allocation is also being discussed, with the preferred option set out below.

The initial pre-application meeting was held on 17th January 2025 and additional meetings will follow.

## Subject to Planning Deal Structure

The Vendor is seeking to execute a sale 'Subject to Planning Permission' on the Hatch Farm site only.

It is envisaged the hybrid planning application will be submitted by the incoming Purchaser following exchange of contracts with HFLI. This hybrid application will be detailed for offsite highways and access design (spine road extent) and substantial extent of the residential parcels (up to 300 dwellings) with the balance of the residential in outline.

The Purchaser will be required to retain the Vendor's consultant team and submit any planning application in the joint names of the Vendor and the Purchaser.

Artist Impression

# Further Information

## Technical

A comprehensive technical pack of information has been prepared to assist parties in the bidding process. Parties are strongly advised to register for access to the DataHub to receive further information.

[www.cbre-datahub.co.uk/hatchfarm](http://www.cbre-datahub.co.uk/hatchfarm)



## Viewings

Block Viewing days are to be arranged strictly by appointment. All appointments must be made via the Vendor's agents CBRE and Haslams.

## Tenure

The Site is held Freehold. Further information is available.

## VAT

The Site is not elected for VAT.

## Anti-Money-Laundering

CBRE will request information to satisfy the Anti Money Laundering requirements from any purchaser selected to transact with.

## Tender Process

The Site is being offered for sale via informal tender.

The Vendor is not obligated to accept the highest or any bid received. The bid deadline will be confirmed by CBRE during the marketing process and all bidding parties will be notified.

Offers will be invited for a sale of the shares of the holding company of the Site or the freehold interest, but the Vendors' preference is for a share sale.

## Contact

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# CBRE



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