



LAND AT CHILTERN VIEW, BINFIELD

Bracknell Berkshire RG42 4FY

TYPE	DEVELOPMENT SITE
TENURE	FREEHOLD
SITE AREA	3.06 HECTARES (7.56 ACRES)
GUIDE PRICE	N/A

KEY POINTS

- > Planning permission for 45 dwellings
- > Adjacent to public open green space
- > Closing date for offers:

12 Noon Thursday 11th September 2025

Location

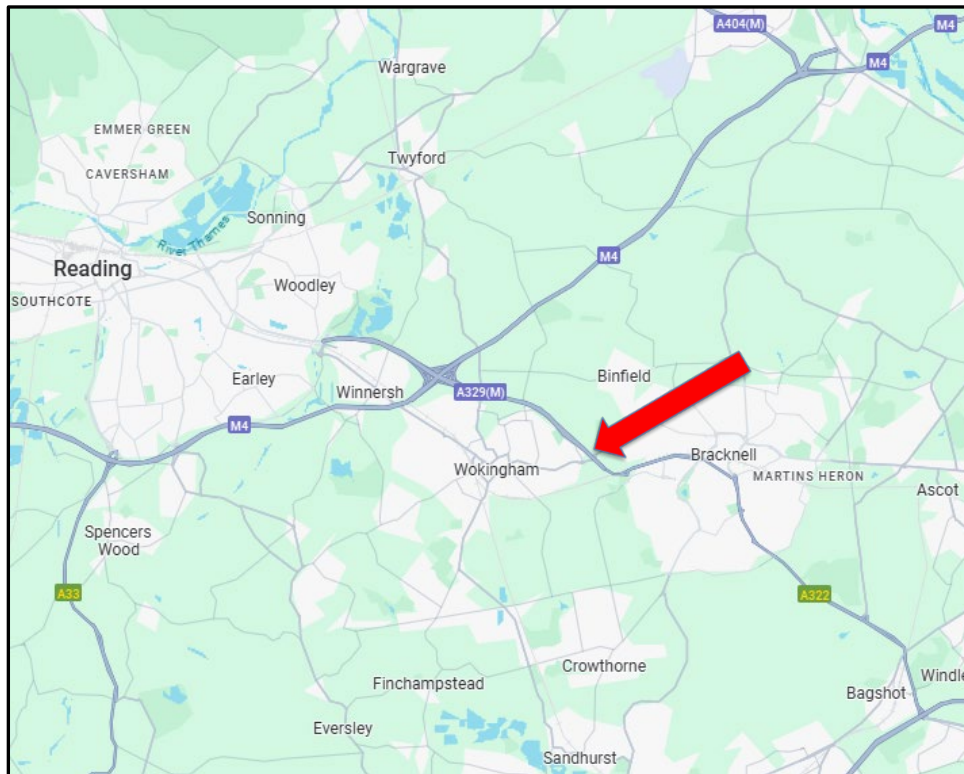
The site lies on the west side of Chiltern View on the southwestern edge of the village of Binfield, Berkshire, as shown edged red and blue on the attached Site Boundary Plan.

Binfield village centre lies approximately 1.5 miles to the northeast whilst the towns of Wokingham and Bracknell lie approximately 2 miles to the west and 2 miles to the east respectively.

Wokingham train station lies approximately 2.5 miles to the west which provides direct train services to Reading and London Waterloo, whilst Bracknell train station lies approximately 2.5 miles to the east.

The site lies immediately to the north of the B3408 London Road and adjacent to its junction with the A329(M) Motorway.

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



Plan for information purposes only. Not to scale.

Description

The site provides a parcel of undeveloped land of approximately 3.06 hectares (7.56 acres) which slopes gently upwards from southwest to northeast.

The site is currently grassed and contained by hedges and mature trees on its southern and eastern boundaries.

The site is bordered by London Road at its southern boundary, the A329(M) Motorway at its western boundary, Chiltern view allotments at its eastern boundary, and Piglittle Field which is a publicly accessible area of greenspace at its northern boundary.

The attached Site Boundary Plan shows the boundaries of the site edged red and blue.

Tenure

The site is freehold. Full vacant possession of the site will be given on completion of the sale.

Services

We understand that mains gas, 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 part of the Site shown edged red was granted outline planning permission on 11th July 2025 for "Hybrid planning application (part outline/part detailed) comprising an outline application for the erection of up to 45 residential dwellings, landscaping and associated infrastructure (means of access to be considered, with appearance, landscaping, layout and scale to be reserved) (application reference no. 232026).

The part of the Site shown edged blue and adjacent land to the north was granted full planning permission on 6th August 2024 for "Full application for the change of use of agricultural land to informal recreation (intended to be Suitable Alternative Natural Greenspace "SANG") and associated infrastructure. (application reference no. 232782).

The 45 no. consented dwellings will provide a mix of dwelling types and sizes which will predominantly be 2 storey in height, with some being 2.5 storey. The indicative housing mix is 2 bed - 25%, 3 bed - 55% and 4 bed - 20%.

40% of the dwellings will be provided for affordable housing.

We refer you to the attached Illustrative Masterplan for further details of the possible development layout.

Vehicular access to the site will be from the existing Chiltern View road to the east.

A pedestrian link from the site will be provided to the west which will link to the existing Public Right of Way which runs along the western and north boundaries of the site and connects to the footpath network around the Coppid Beech Roundabout.

The residential developable area will be located towards the eastern part of the site. The remaining western part of the site will form a SANG which will include pathways with linkages to Piglittle Field.

An acoustic bund will be located along the western boundary of the site to assist with noise attenuation for the proposed dwellings.

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 Thursday 11th September 2025**.

All offers should be marked "Land at Chiltern View, Binfield - Offer to Purchase" and addressed to:

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

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.

VAT

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

Information Pack

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

1. Planning Decision Notices – residential site and SANG
2. Section 106 Legal Agreement
3. Planning application surveys reports and drawings
4. Ground investigation report
5. Topographical survey

Viewing And All Other Enquiries

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

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

Telephone: 0118 921 1521 (Chris Newman Direct Line)
Telephone: 0118 921 1500 (Switchboard)
Or Email: chrisnewman@haslams.co.uk

Please note that parties must not enter the site outside the viewing times 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 July 2025 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

Particulars Printed July 2025



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Will Morris

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Do not scale off this drawing
Date: 18/07/2022
Rev: M
Revision: Connecting footpath unbound from boundary



Development Areas:

SANG = 0.99 Ha
Net Developable Area = 1.76 Ha (45 Homes)
incl. pumping station
Open Space = 0.31 Ha
TOTAL = 3.06 Ha

— Site Boundary



Project:
Land North of London Rd and East of A329
Wokingham

Title:
Illustrative Masterplan

Job	Drawing No.	Rev.
21003	01	M
Drawn	Scale	Date
AD	1:1250@A3	07/2022



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