



LAND WEST OF READING ROAD

Sherfield-on-Loddon Hampshire RG27 0JE

TYPE	DEVELOPMENT SITE
TENURE	FREEHOLD
SITE AREA	13.59 HECTARES (33.59 ACRES)

KEY POINTS

- > For Sale By Way Of Option or Promotion Agreement
- > Potential For Residential Development (Subject To Planning Permission)
- > Freehold Available With Vacant Possession
- > Closing date for offers:
12 Noon Tuesday 26th November 2019

Location

The site occupies a prime position to the west of Reading Road in a semi-rural location on the outskirts of the highly sought after Hampshire village of Sherfield-on-Loddon.

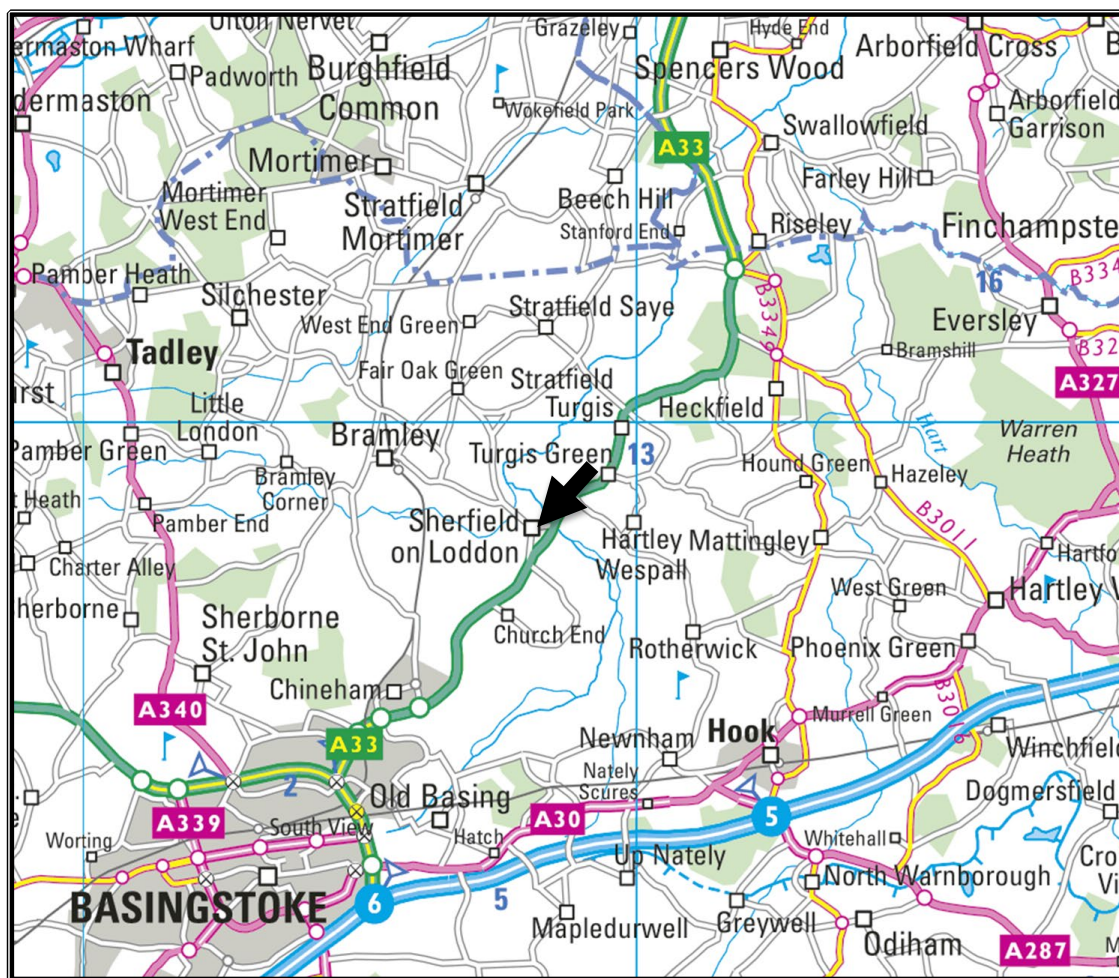
The major towns of Reading and Basingstoke lie approximately 12 miles to the north and 6 miles to the south west respectively.

The A33 arterial road lies immediately to the south of the site. Junction 11 of the M4 Motorway lies approximately 7 miles to the north whilst Junction 6 of the M3 motorway lies approximately 4 miles to the south west.

Bramley Railway Station lies approximately 3 miles to the north west, providing train services to London Paddington and London Waterloo.

The immediate vicinity provides a mix of two-storey detached private houses, woodland and agricultural land.

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



Plan For Information Purposes Only. Not To Scale

Description

A copy of the Ordnance Survey Extract Plan accompanying these particulars of sale shows the approximate boundaries of the site edged in red.

The property comprises an irregular shaped site which slopes upwards on a gentle gradient from east to west and is currently used as arable land. There is a public footpath which runs along the site's western boundary and a line of telegraph poles which runs through the site in an east-west direction.

The property is largely contained by hedging, mature trees and post and wire fencing and is bordered by agricultural land, woodland and two storey private dwellings at its northern boundary, Reading Road at its eastern boundary, woodland at its southern boundary and agricultural land at its western boundary.

Vehicular and pedestrian access to the site can be achieved directly from Reading Road.

The total site area is approximately 13.59 hectares (33.59 acres).

We would refer you to the photographs of the property accompanying these particulars of sale for further information.

Tenure

The property will be sold freehold with full vacant possession given on completion, subject to the public footpath and the telegraph pole wayleave.

Planning

Our enquiries with the local planning authority reveal that the site has no recent planning application history.

The site is located outside but immediately adjacent to the Sherfield-on-Loddon Settlement Policy Boundary as defined in the Sherfield-on-Loddon Local Plan (Adopted 1996-2011).

The north eastern part of the site of approximately 1.84 hectares (4.56 acres) is currently included in the Sherfield-on-Loddon Conservation Area as defined in Policy E3 of the Sherfield-on-Loddon Local Plan.

Due to the site's edge of settlement position and national planning policy, we believe it holds potential for residential development, subject to achieving planning permission.

The eastern part of the property (site reference: SOL004) has been promoted and assessed by Basingstoke and Deane Borough Council's Strategic Housing Land Availability Assessment (SHLAA). The SHLAA concluded that the site could come forward for housing through a mechanism such as neighbourhood planning if the development was of an appropriate scale and if any physical constraints could be overcome.

Any planning related queries should be directed to the Local Planning Authority:

Basingstoke and Deane Borough Council
Civic Offices
London Road
Basingstoke
Hampshire RG21 4AH
Telephone: 01256 844844
Web: <http://www.basingstoke.gov.uk>

Services

Mains electricity, water and drainage services are believed to be available in the vicinity for connection to the site. However, prospective purchasers are advised to make their own independent enquiries of the individual authorities to verify the capacity and availability of such services.

Disposal

The landowners wish to dispose of the site by way of an Option or Promotion Agreement for a fixed term.

All offers for taking an Option or Promotion Agreement on this site should provide for the following:-

1. The Option or Promotion Agreement term being sought.
2. The overall long-stop date proposed.
3. The payment proposed for the grant of the Option or Promotion Agreement i.e. the premium (to be non-refundable).
4. If an Option is granted, the proposed purchase price to be paid for the site in the event that the Option is exercised – to be based upon a percentage of Market Value.
5. If a Promotion Agreement is entered into, the proposed percentage split in sale proceeds between the landowners and promoter.
6. If an Option is granted, the minimum (fixed) purchase price proposed.
7. Details of the purchaser's/promoter's proposed development scheme.
8. Details of the purchaser's/promoter's proposed strategy and programme to achieve planning permission.
9. Confirmation that all planning promotion, planning application and appeal costs will be borne by the purchaser/promoter.
10. An undertaking to pay a contribution towards the landowners' reasonable costs (upon agreement of Heads of Terms) being capped at:-

Legal Fees:	£20,000 plus VAT.
Surveyors Fees:	£15,000 plus VAT.

Method of Sale

The property 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 property from sale at any time prior to contract. In the event that a number of competitive offers are received, the vendor reserves the right to request 'best and final' offers from selected parties.

Written Offers for the property are invited by 12 Noon on Tuesday 26th November 2019.

All offers should be marked "Land West of Reading Road Sherfield-on-Loddon – Offer to Purchase" and addressed to:

Mr Chris Newman, Haslams Surveyors LLP,
County House, 17 Friar Street, Reading, Berkshire, RG1 1DB.

Technical Information Pack

A copy of the technical information pack is available on request.

1. Land Registry Freehold Title
2. Copy of Wayleave Agreement
3. Sherfield-on-Loddon Settlement Boundary Plan
4. Sherfield-on-Loddon Conservation Area Appraisal

Viewing And All Other Enquiries

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

Haslams Surveyors LLP
County House
17 Friar Street
Reading
Berkshire
RG1 1DB

Telephone: 0118 921 1500 (Switchboard)
Fax: 0118 921 1501

Viewings of the property can be made via the vendor's sole agent.

Access onto the site during viewings will be available from its gated entrance off Reading Road.

Please note that parties must not enter the property 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 October 2019 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

Particulars Printed October 2019



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View from within the property looking North



View From Within The Property Looking East

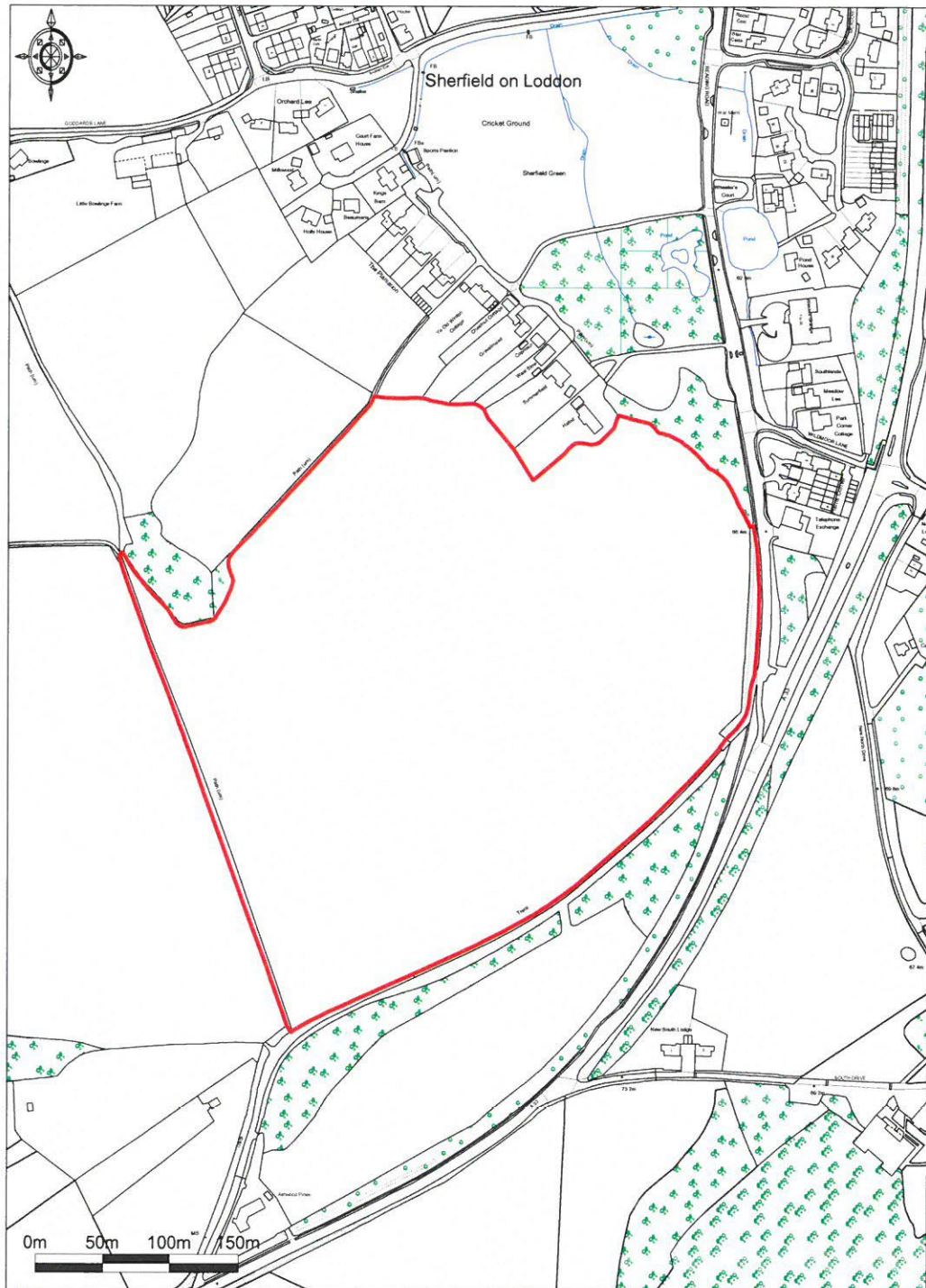


View From Within The Property Looking South



View From Within The Property Looking West

Land west of Reading Road, Sheffield-on-Loddon, Hampshire RG27 0JE



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Licence number 100022432. Plotted Scale - 1:5000



Produced by Haslams Surveyors

