



THE NURSERY, NEWTOWN,

Upper Basildon, Reading, Berkshire RG8 8JG

TYPE	DEVELOPMENT LAND
TENURE	FREEHOLD
SITE AREA	0.65 HECTARES (1.61 ACRES)
GUIDE PRICE	OIEO £1,000,000

KEY POINTS

- > Planning permission for 3 x 4 bedroom detached houses and car ports
- > Sought after village location
- > Adjoining open countryside
- > Closing date for offers:
12 noon on Thursday 27th October 2022

Location

The site lies on the north side of Pangbourne Road approximately 30 metres to the east of its junction with Spring Close, in a semi-rural position, on the eastern edge of the sought-after village of Upper Basildon in the County of Berkshire.

Reading, Newbury and Oxford lie approximately 10 miles to the south-east, 12 miles to the south-west and 20 miles to the north respectively.

Junction 12 of the M4 Motorway lies approximately 6 miles to the south-east, whilst Pangbourne Railway Station lies approximately 2.5 miles to the east which provides direct train services to London Paddington.

The draft Transfer Plan attached to these particulars of sale shows the boundaries of the site edged in red.

We refer you to the map below for further information.



Description

The site comprises a former plant nursery on a relatively level, almost rectangular-shaped parcel of land of approximately 0.65 hectares (1.61 acres) which contains an existing 3 bedroom detached bungalow located towards its southern boundary.

The former nursery glass houses and buildings have been demolished and cleared from the site in readiness for its redevelopment.

The eastern and northern parts of the site have been planted with trees.

The site is bordered by open countryside on its northern and eastern boundaries, two storey detached dwellings on its western boundary and Pangbourne Road on its southern boundary.

There is vehicular access to the site from Pangbourne Road.

We refer you to the photographs of the site attached to these particulars of sale for further information.

Planning Permission

The site was granted planning permission on 27th July 2018 for “Demolition of existing glasshouses and one house, and construction of three detached houses. Provision of structural landscaping. Retention of the existing point of access.” pursuant to planning application reference no. 18/01032/FULMAJ.

Since planning permission for application no. 18/01032/FULMAJ was granted, all planning conditions have been discharged and the Community Infrastructure Levy (CIL) payment has been made.

The new houses proposed under the site’s planning permission will provide the following accommodation:

House 1: 212.0 sq.m (2,282 sq.ft) Gross Internal Area plus car barn.

House 2: 211.0 sq.m (2,271 sq.ft) Gross Internal Area plus car barn.

House 3: 210.0 sq.m (2,260 sq.ft) Gross Internal Area plus car barn.

All relevant planning application documents and drawings are contained within the Technical Information Pack for the site which is available to interested parties upon request.

The copyright to the planning drawings will be assigned to the purchaser upon completion of the sale.

Planning Contributions

The planning permission is not subject to a S106 Legal Agreement and the Community Infrastructure Levy (CIL) charge has already been paid by the vendor.

Tenure

The part of the site shown edged in red on the attached draft Transfer Plan which provides plots 1, 2 and 3, together with the area of recently planted woodland to the north and east of the plots will be sold freehold.

The agricultural land which lies to the north and east of the woodland area will be retained by the vendor.

The existing bungalow on the site is currently let on a tenancy agreement to Mrs Maria Andrik at a rent of £1,300 pcm.

The site can either be sold subject to the existing tenancy agreement or vacant possession can be given on completion of the sale.

Services

We understand that mains electricity, drainage, water and broadband services are connected to 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.

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.

All offers should include the following details:

- The (fixed price) amount offered.
- Details of any further information required or investigations to be carried out prior to exchange, including anticipated timescales for carrying out proposed works.
- Details of how the proposed purchase is to be funded with proof of available funds.
- Any other information which should be taken into consideration in the assessment of the bid.

Written Offers in excess of £1,000,000 for the site are invited by 12 Noon on Thursday 27th October 2022.

All offers should be marked "The Nursery, Newtown - Offer to Purchase" and addressed to:

Mr Chris Newman, Haslams Surveyors LLP,
County House, 17 Friar Street, Reading, Berkshire, RG1 1DB or chrisnewman@haslams.co.uk

VAT

The plot is not elected for VAT and VAT will not be payable on the purchase price.

Technical Information Pack

A copy of the Technical Information Pack for the plot is available to interested parties upon request and includes:

1. Legal Documents
2. Planning Decision Notice
3. Planning Application Documents and Drawings
4. Ground Investigation and Technical Reports
5. Planning Condition Approvals
6. Topographical Survey

Viewings and all Other Enquiries

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

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

Telephone: 07879 600064 (Chris Newman Direct Line)
Or Email: chrisnewman@haslams.co.uk

Block viewings of the property will be held at the following times:

- 10.00am on Wednesday 5th October 2022
- 10.00am on Wednesday 12th October 2022
- 10.00am on Wednesday 19th October 2022
- 10.00am on Wednesday 26th October 2022

Please note that parties must not enter the property unless accompanied or without our prior authority and any inspection of the property 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 Surveyors LLP 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 September 2022 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

Particulars Printed September 2022



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Will Morris

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willmorris@haslams.co.uk



John Radford

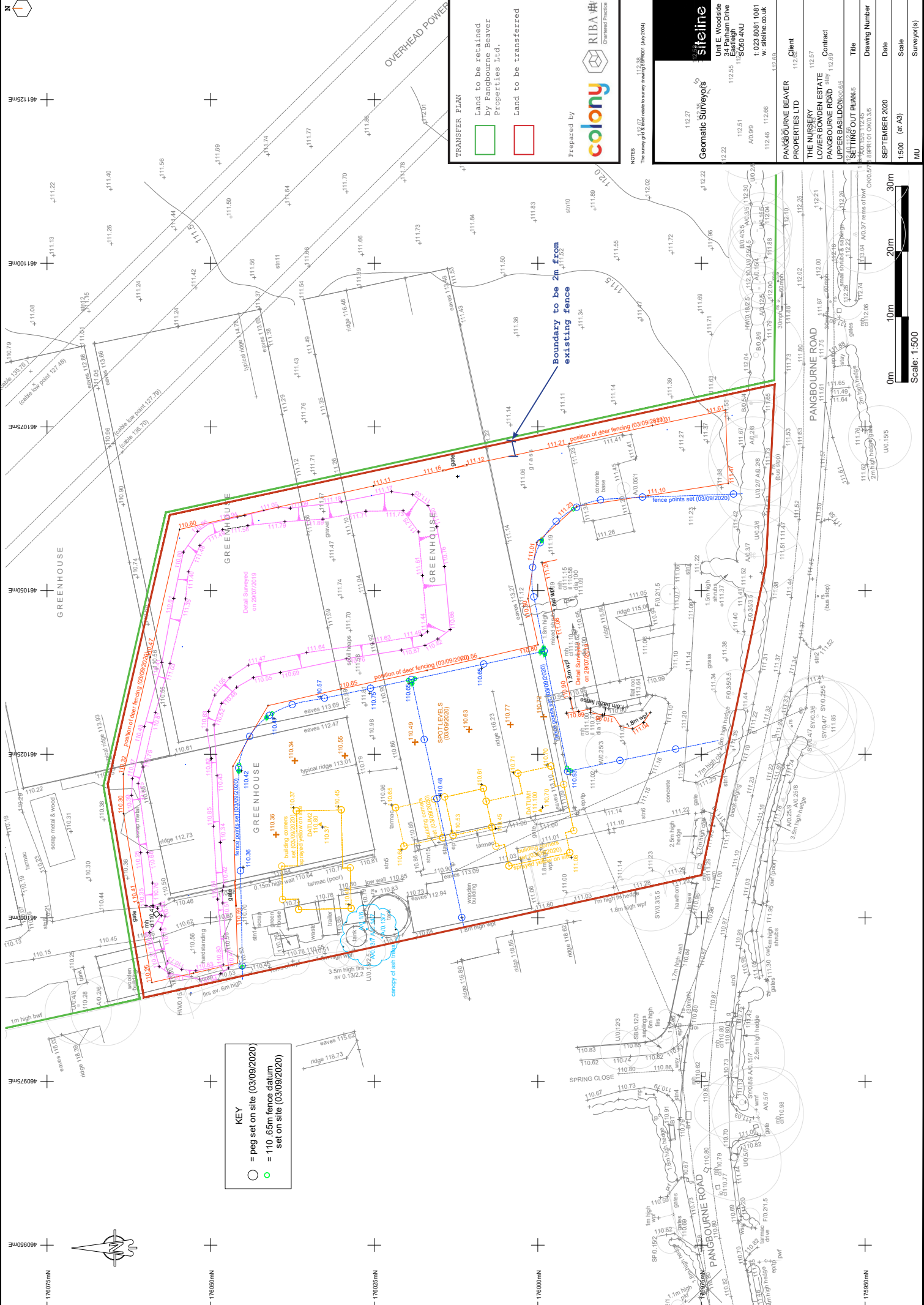
0118 921 1518
John.Radford@haslams.co.uk



View from within the site looking north



View from within the site looking south



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461025mE

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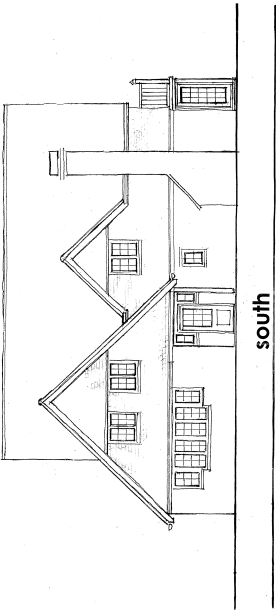
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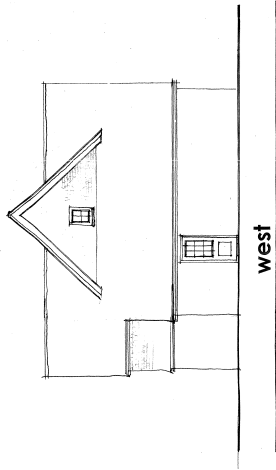
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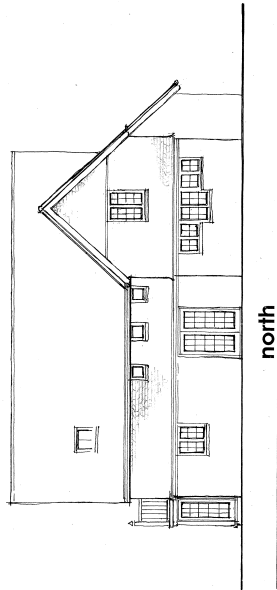
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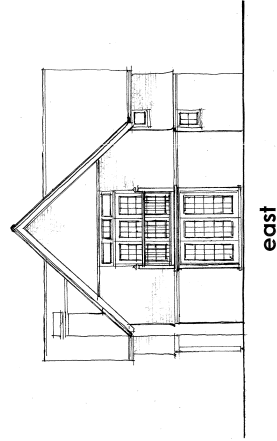
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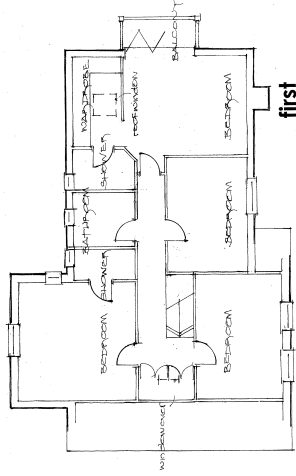
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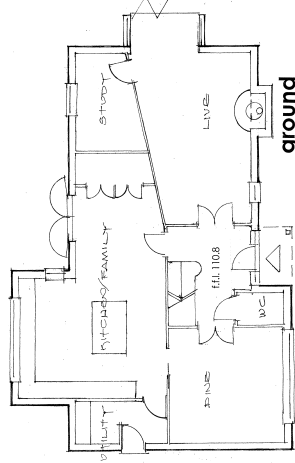
north



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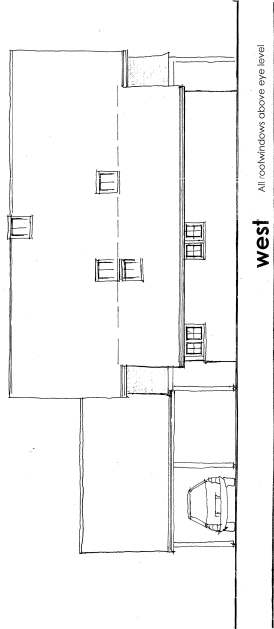
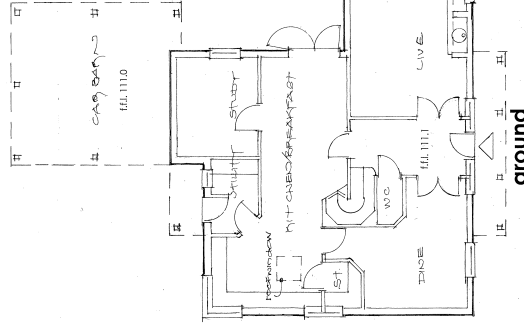
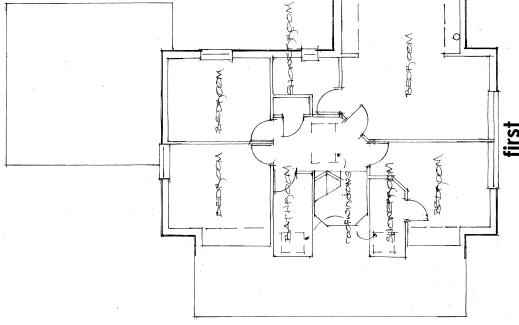
Rev. A 1 May 2018
finished floor levels added

Fangbourne Beaver Properties Ltd	
3 dwellings on land at Standards Nursery, Upper Bauldon	
House 1 plans and elevations	

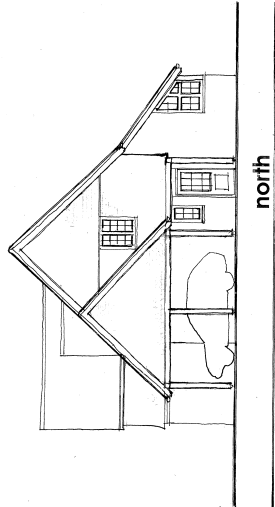
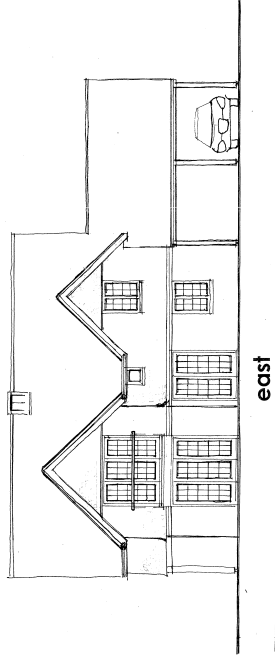
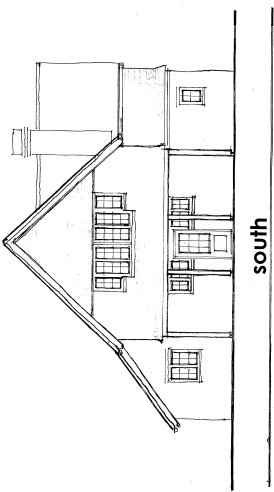
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date	April 2018	drawn	A
scale	1:100 @ A1		16-1644/401



All windows above eye level

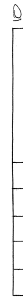


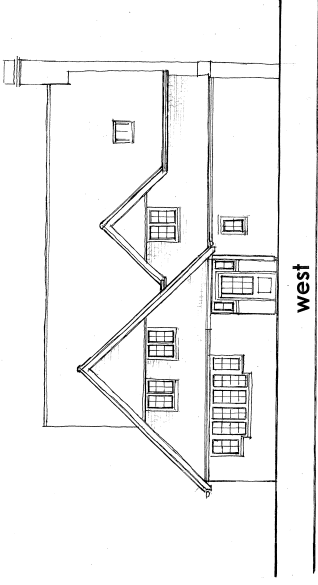
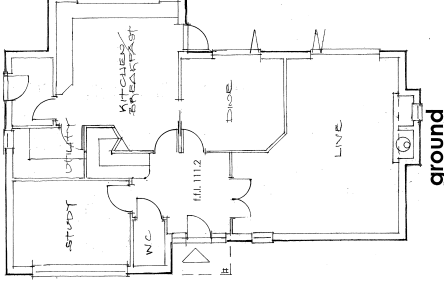
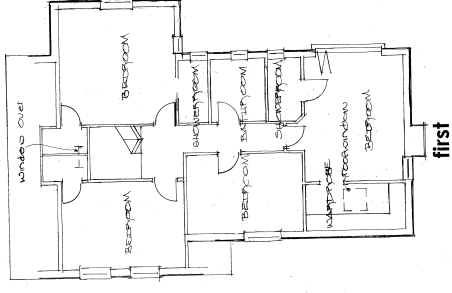
Rev A
1 May 2018
Revised floor levels
West elevation note added

Fangbourne Beaver Properties Ltd
3 dwellings on land at Stanford Nursery, Upper Baddlon
House 2 and attached car barn plans and elevations

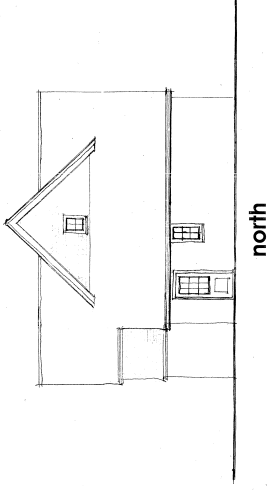
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info@owensgalliver.co.uk

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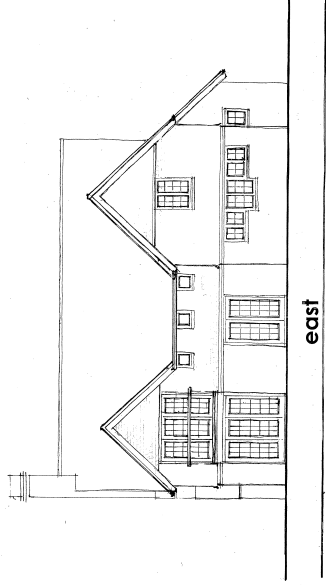




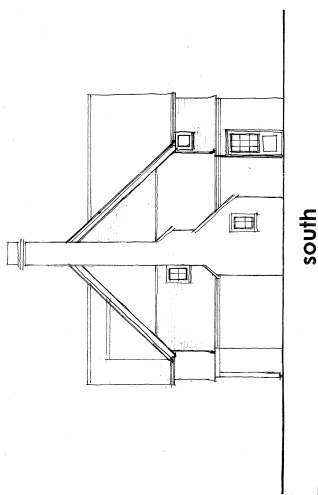
west



north



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south



1:10

Rev. A 1 May 2018
Finished floor levels added

Pangbourne Recover Properties Ltd	
3 dwellings on land at Stanfords Nursery, Upper Basildon	
House 3 plans and elevations	

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