



HASLAM S
CHARTERED SURVEYORS

POTENTIAL DEVELOPMENT SITE

FOR SALE



LAND SOUTH OF PINCHINGTON LANE Greenham Newbury Berkshire RG19 8SR

TYPE	POTENTIAL RESIDENTIAL DEVELOPMENT SITE
TENURE	FREEHOLD
SITE AREA	3.63 HECTARES (8.97 ACRES)

KEY POINTS

- > For sale by way of Option or Promotion Agreement
- > Potential for residential development (subject to planning permission)
- > Closing date for offers:
12 Noon Wednesday 5th April 2017



Location

The site occupies a prime position to the south side of Pinchington Lane, in a semi-rural location towards the eastern edge of the sought after Berkshire village of Greenham.

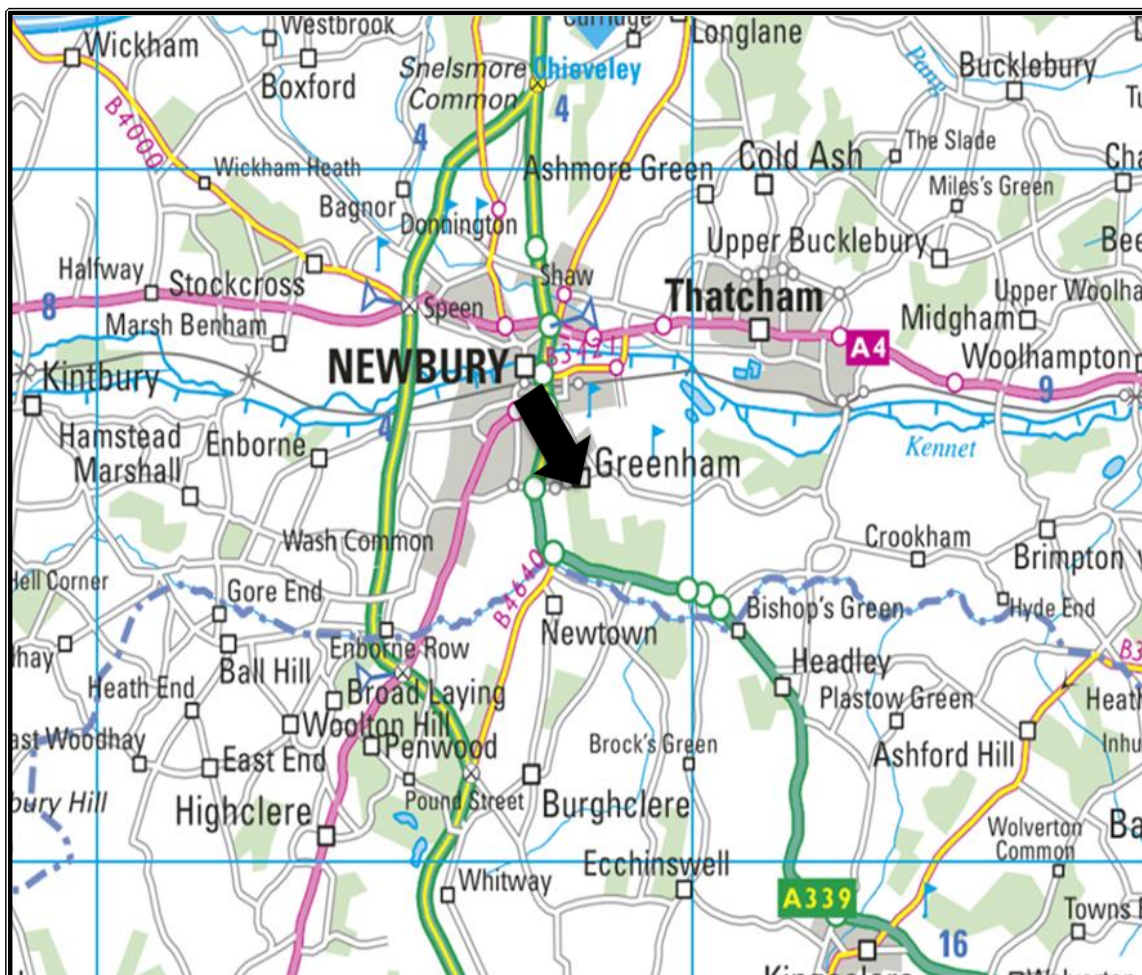
The immediate vicinity provides Greenham Common and a mix of single and two storey detached, semi-detached and terraced housing, including a modern (2015) housing development which lies immediately adjacent to the site's western boundary.

Newbury town centre and Newbury Retail Park lie approximately 1 mile to the north west and 500 metres to the west respectively.

The A339 arterial road lies approximately 0.25 miles to the west, whilst Junction 13 of the M4 Motorway lies approximately 5 miles to the north.

Newbury Railway Station lies approximately 1 mile to the north west, providing direct services to London Paddington.

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



Plan For Information Purposes Only. Not To Scale.

Description

A copy of an Ordnance Survey extract plan accompanying these particulars of sale shows the approximate boundaries of the site edged in red.

The site is irregular shaped and currently used as amenity land, comprising grassland with wooded areas located to the north, east and south of the site.

The site is mainly level although its western section slopes downwards from east to west and its southern section slopes downwards from north to south.

The site is contained by wooden post and wire fencing at all of its boundaries.

The site is bordered by woodland, residential gardens and Greenham Common at its eastern boundary, woodland and a pond at its southern boundary, residential gardens at its western boundary and Pinchington Lane at its northern boundary.

Vehicular and pedestrian access to the site can be achieved from Pinchington Lane.

The total site area is approximately 3.63 hectares (8.97 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 vacant possession given on completion.

Services

We understand that mains electricity, drainage, gas and water services are 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.

Planning

Due to the property's size, character and location and having regard to local and national planning policy, we believe the site could hold potential for residential development subject to achieving planning permission.

The site lies immediately adjacent to the Newbury Settlement Boundary and has been highlighted in the Newbury Strategic Housing Land Availability Assessment Report (SHLAA) (Ref: NEW057) as holding potential for the development of approximately 60 homes.

The site has been promoted as a potential residential development site in West Berkshire Council's Call for Sites process.

The site is located adjacent to the Greenham and Crookham Commons Site of Special Scientific Interest (SSSI).

Details of the SHLAA, SSSI and the Call for Sites submission can be found in the Technical Information Pack.

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 the 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 following the grant of planning permission.
5. If a Promotion Agreement is granted, the proposed share of the sale proceeds to be split between the landowners and promoter upon the sale of the site following the grant of planning permission.
6. The minimum purchase price proposed (to be based on a fixed minimum price AND a minimum price per Net Developable Acre).
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:-

Legal Fees: £15,000 plus VAT.

Surveyor's Fees: £15,000 plus VAT.

Method of Sale

The property is offered for sale by way of informal, non-binding tender with the landowners 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 landowners reserve the right to request 'best and final' offers from selected parties.

Written Offers for the property are invited by 12 Noon on Wednesday 5th April 2017.

All offers should be marked "Land South of Pinchington Lane, Greenham – 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 can be downloaded from Haslams Surveyors LLP's secure dataroom - please contact Haslams for access.

The Technical Information Pack includes:-

1. Land Registry Freehold Title and Title Plan
2. Call for Sites submission
3. Newbury Strategic Housing Land Availability Assessment (SHLAA) document
4. Newbury Settlement Boundary extract
5. Greenham and Crookham Commons Site of Special Scientific Interest documents
6. Highway Search response

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

Block viewings of the property will take place on the following days (appointments to view during these times can be made via the vendor's sole agent):

Tuesday 7th March 2017 at 10.00 am
Tuesday 14th March 2017 at 10.00 am
Tuesday 21st March 2017 at 10.00 am
Tuesday 28th March 2017 at 10.00 am
Tuesday 4th April 2017 at 10.00 am

Access onto the site for car parking during viewings will be available from Pinchington Lodge, Pinchington Lane.

Please note that parties must not enter the property outside the block 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 February 2017 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

Particulars Printed February 2017



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View from within the site looking south west



View from within the site looking east

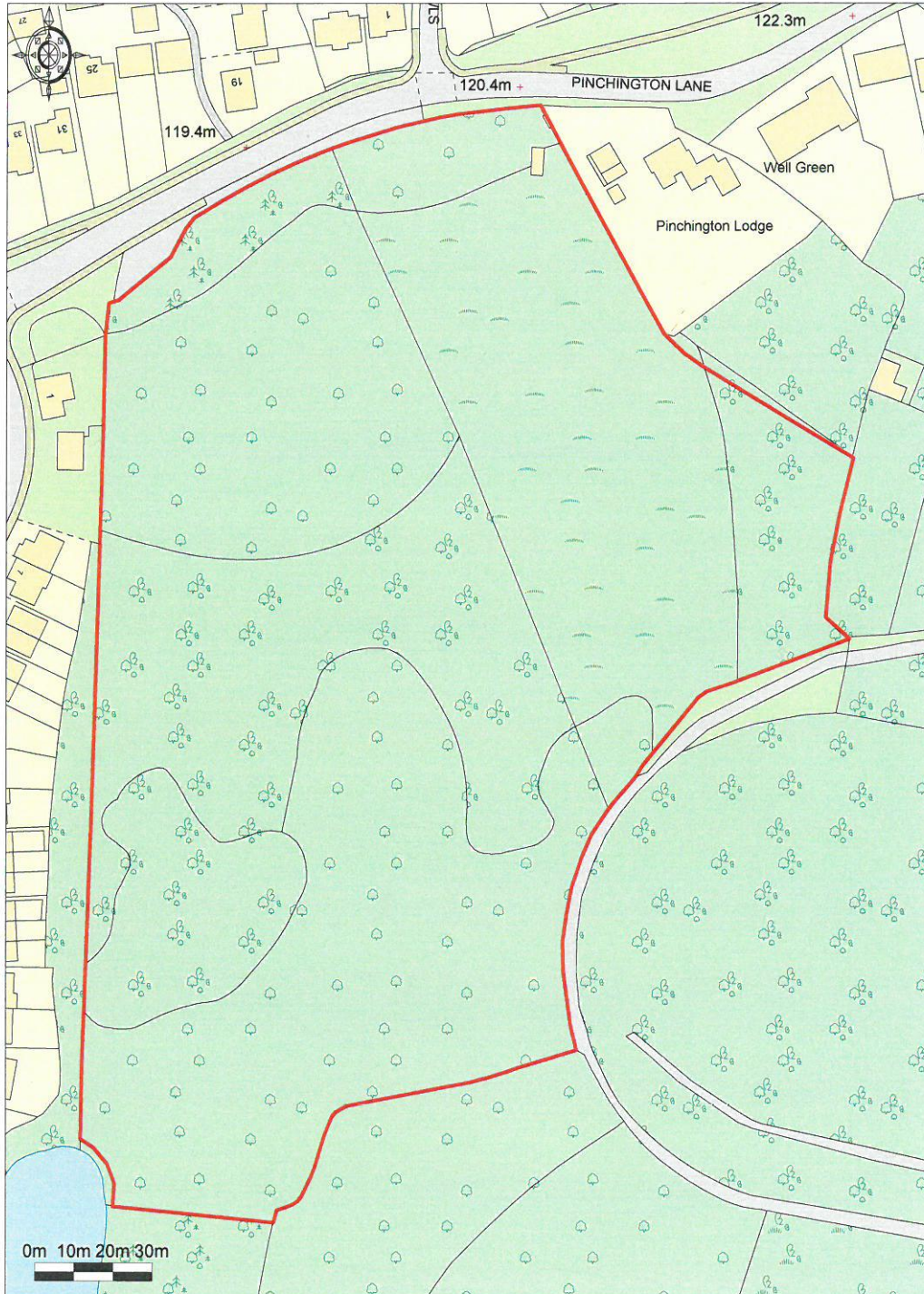


View from within the site looking north



View from within the site looking south west

Land South of Pinchington Lane,
Greenham, Newbury, Berkshire RG19 8SR



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HASLAM'S
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