

DEVELOPMENT OPPORTUNITY

Land at Upper Lambourn

Land at Church Farm, Upper Lambourn, Hungerford, RG17 8RG

Land for Residential Development (STP) extending to approximately 1.08 Acres (0.44 Ha)



Land at Upper Lambourn



est. 1862

LOCATION

The site is located in the village of Upper Lambourn. Upper Lambourn is a small village situated in the heart of the North Wessex Downs Area of Outstanding Natural Beauty. The area is characterised by a number of residential dwellings, high class racehorse facilities and training yards. Situated centrally within Upper Lambourn, the site is located off the B4000, to the south of The Old Malthouse Stables.

Local bus stops along the B4000 allow access to other nearby villages. Additionally, J14 of the M4 motorway (north & south) is situated approximately 7 miles to the south east, Swindon 14 miles distant, Newbury 16 miles and Marlborough approximately 15 miles distant.

DESCRIPTION

The site extends to approximately 1.08 acres and comprises two disused paddocks fronting the B4000 with an existing access. To the east of the site lies the former St Luke's Church, which has been converted to a foundry. A terrace of six cottages lie to the west. Mature trees delineate the southern boundary with an established hedgerow lining the northern boundary.

PLANNING

The subject site is situated within the planning jurisdiction of West Berkshire Council.

The current West Berkshire Local Plan which sets out policies up to 2026 is under review to cover the period up to 2037. It should be considered that any possible future development of the site would accord with the West Berkshire Development Plan.

The site is not subject to any specific policy designation. It falls outside of, and lies some distance from the Conservation Area and does not lie within a designated flood zone.

Following the submission of a Pre-Application in 2017 with regards to the potential development of 6 dwellings, including 3 affordable and 3 private dwellings. It was concluded that development in principle was accepted, noting the requirement to provide affordable housing for the racehorse industry within Lambourn and the well screened nature of the site. Any permission will require that the affordable units are retained in perpetuity for the racehorse community.

The proposed site layout included 3no. private large four bedroom detached dwellings extending to 2,300 sq ft each, with double garages. 3no. affordable terraced dwellings were also proposed with two parking spaces per dwelling (2no. three bedroom dwellings extending 970 sq ft and 1no. two bedroom dwelling extending to 860 sq ft).

SERVICES

We understand that mains services are available for connection within the vicinity. Purchasers should satisfy themselves as to services, we have not carried out any tests in this regard.

CIL

The Community Infrastructure Levy Charging Schedule for West Berkshire, effective since 1st April 2015 states that the CIL Rate for the AONB is set at £125 per sq.m. CIL is applicable for new development of more than 100 sq.m of floor space or when a new dwelling is formed. CIL is not payable on Affordable Housing.

METHOD OF SALE

The land is offered For Sale by Informal Tender, with conditional 'subject to planning' offers invited.

Bids should be in accordance with the financial proposal form which can be provided upon request. Bidders should provide proof of funds with their offer.

Tenders should be submitted to Harry Breakwell by email to harry.breakwell@brutonknowles.co.uk by **Noon Wednesday 28th April 2021**.

VAT

VAT will not be chargeable on the purchase price.

GUIDE PRICE

We are inviting offers in excess of £600,000 on a conditional, 'subject to planning' basis to be received by the tender date.

PROFESSIONAL COSTS

The purchaser is to contribute £5,000 + VAT towards the landowner agent costs, payable at exchange.

TENURE

The site is offered Freehold with Vacant Possession.

VIEWING

The site can be viewed from gateway off the B4000. Access by prior appointment please.

SUBJECT TO CONTRACT

MARCH 2021



CONTACT

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