



Orpwood House, School Road, Ardington, Wantage, Oxfordshire OX12 8PQ
Telephone 01235 862888 Facsimile 01235 862488 www.adkin.co.uk

Our reference: JAS/AGC/J/1012.001

Date as post mark

Dear Sir/Madam

LAND AT READING ROAD, HARWELL, OXFORDSHIRE OX11 0LW

We have pleasure in enclosing particulars of Land at Reading Road, Harwell, an excellently located development site within the North Wessex Downs AONB.

Offering a superb opportunity to purchase a site with Outline Planning Permission for the erection of 16 houses and associated open space the site extends to about 4.05 acres (1.64 hectares). The site will provide in excess of 28,000 sq.ft of Open Market Housing across 10 dwellings of 4, 5 and 6 bed design.

The property is available for sale as a whole by private treaty and we are seeking unconditional offers with a guide price of **Offers in Excess of £2.8 million.**

Purchasers should note that the sale of the property will be a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

Should you have any further queries or wish to view please contact Julian Sayers, Andrew Chandler or Jess Allen on 01235 86888 or alternatively further information is available by email julian.sayers@adkin.co.uk, andrew.chandler@adkin.co.uk or jess.allen@adkin.co.uk

Yours faithfully

ADKIN

Chartered Surveyors • Land & Estate Agents • Management & Lettings • Planning & Development



Directors: J A Sayers FRICS FAAV • S P Alden MRICS FAAV • Mrs S A Payne BSc (Hons) MRICS FAAV
Associates: Mrs A R Bowler BSc MRICS • Mrs E A Ham BA (Hons) MRICS FAAV • A G Chandler MRICS FAAV
Consultant: P J Pocock FRICS FAAV

Adkin is a trading name of Orpwood Limited. Registered in England No. 3416336. Regulated by RICS.

