



LAND SOUTH OF SILCHESTER ROAD
Bramley, Hampshire RG26 5DQ | Residential Development Site



LAND SOUTH OF SILCHESTER ROAD

Bramley, Hampshire RG26 5DQ
Residential Development Site

An opportunity to acquire a well located development site with detailed planning permission for 12 no. dwellings, associated access, parking, landscaping and amenity space.

Basingstoke 5 miles
M3 (J6) 7.5 miles
Reading 13 miles

**For sale as a whole by private treaty.
Gross Area of approximately 1 hectare (2.5 acres)**

Location

The site is located to the west of the village of Bramley off the Silchester Road towards Bramley Corner. It is currently "green field".

The centre of the site lies approximately at What3Words reference [///evidence.solid.smirking](#). The land is bounded by the Silchester Road to the north, Vyne Road and residential properties to the east, and open land to the south.

Planning

Planning permission was granted on appeal dated 4th December 2020, Ref APP/H1705/W/20/3256041. The appeal related to the refusal notice dated 17th June 2020 in respect of application Ref 20/00319/FUL.

The Appeal Decision granted planning permission for the erection of 12no. dwellings, associated access, parking, landscaping and amenity space at land south of Silchester Road and west of Vyne Road, Bramley, Hampshire RG26 5DQ in accordance with the terms of the application, Ref20/00319/FUL, dated 31st January 2020, subject to conditions in the Schedule.





The Schedule lists 29 conditions. The Appeal Decision and the Schedule are available within the Data Room.

The Scheme

The planning consent permits 12 single storey dwellings. 9 units are 2 bedroom and 3 units are 3 bedroom. There is a requirement for 5 units to be affordable housing.

Section 106 Agreement

The Planning Permission is also subject to a section 106 Agreement which is dated 26th November 2020. The section 106 Agreement provides, amongst other things, the requirement for affordable housing (5 units comprising 1 or 2 shared ownership units and 3 or 4 affordable rental units), a Tree Works Plan, an Open Space Plan, Landscape Plan and Biodiversity Management Plan. There is also the requirement of a financial contribution towards the Council's monitoring costs.

Environmental

A Phase 2 Ground Appraisal Report is available in the Data Room.

Further Pre-Application Advice

Manor Oak Homes submitted a pre-application request on 17th February 2021 seeking advice on a larger scheme that seeks to increase the square footage of the development by incorporating some 1.5 and 2 storey units. The generally positive response to this application was received on 24th May 2021 and is available in the Data Room.

Overage

In view of the nature of the planning consent, the size of the site and the generally positive pre-application advice, we anticipate that the purchasers may include within their offer an Overage mechanism to provide a further payment to the Vendor in the event of an increase in dwellings or developable area of the scheme. Our Vendor has a preference for offers to be unconditional.

Community Infrastructure Levy

The development will be subject to CIL. Further information is available in the data room.

Method of Sale

The property is offered for sale by private treaty as a whole. A detailed invitation to offer letter will be issued to prospective purchasers following their registering of interest, review of the data room information and subsequent confirmation of interest in bidding.

Data Room

Upon registration of interest, prospective purchasers will be granted access to a data room containing further information and associated documents in respect of the site. It should be noted that prospective purchasers will be expected to have carefully considered the contents of the data room prior to submitting an offer.

Tenure
Freehold.

Health and Safety

We ask you to be as vigilant as possible to any potential risks when making your inspection and also to adhere strictly to the government guidelines in relation to preventing the spread of Coronavirus.

Viewings

We please ask that you make an appointment for your inspection with the Agents. Please contact Kevin Prince or Simon Alden to arrange your inspection.

Local Authority

Basingstoke & Deane Borough Council, Civic Offices, London Road, Basingstoke, Hampshire RG21 4AH
www.basingstoke.gov.uk

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for VAT purposes such tax will be payable in addition.

Plans

Plans included within these particulars are based upon drawings included within the planning application or on Ordnance Survey data and are for reference and identification purposes only. All measurements and distances are approximate.

Acknowledgement

Elevation illustrations produced by A T Architecture.

For Further Information

Please contact Kevin Prince or Simon Alden on 01235 862888 or alternatively email simon.alden@adkin.co.uk or kevin.prince@adkin.co.uk



FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION



**Orpwood House, School Road
Ardington, Wantage, Oxfordshire OX12 8PQ**

Telephone: 01235 862888

mail@adkin.co.uk

www.adkin.co.uk

Important Notice: Adkin for themselves, as the Vendors of this property, whose Agents they are, give notice that (1) These particulars do not constitute, nor constitute any part of any offer or contract; (2) All statements contained in these particulars as to this property are made without responsibility on the part of Adkin, or the Vendors; (3) None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact; (4) Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) The Vendor does not make or give, and neither Adkin nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Ref: Agency/I-9001. Particulars prepared June 2021.

