

email: lambourn@pilgrimbond.co.uk Tel: 01488 72911

FOR SALE

Development Site

Newbury Street, Lambourn, Hungerford, Berkshire RG17 7LL



**Approximately 1.85 acres (0.75ha) with planning consent
for**

8 Semi-Detached Dwellings

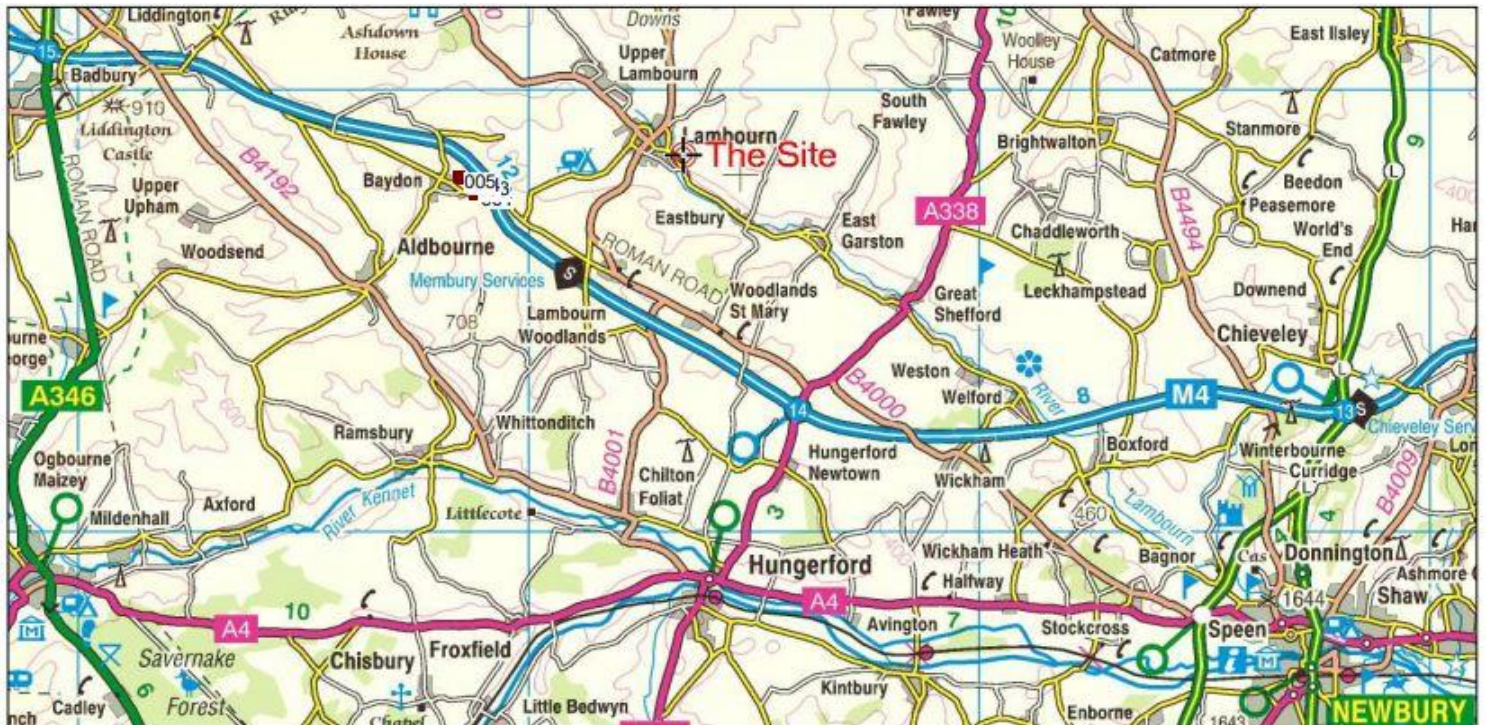
Within the village and close to all amenities, excellent communications.

**For sale by informal tender
Closing date 3rd November 2021**

A greenfield site of approximately 1.85 acres (0.75ha) with planning consent for 8 semi-detached dwellings in this popular downland village. All day-to-day facilities are available nearby and communications are excellent with the M4 (Junction 14) within 4 miles, fast train services from Newbury and Didcot (within 14 miles) and local bus routes from the property.



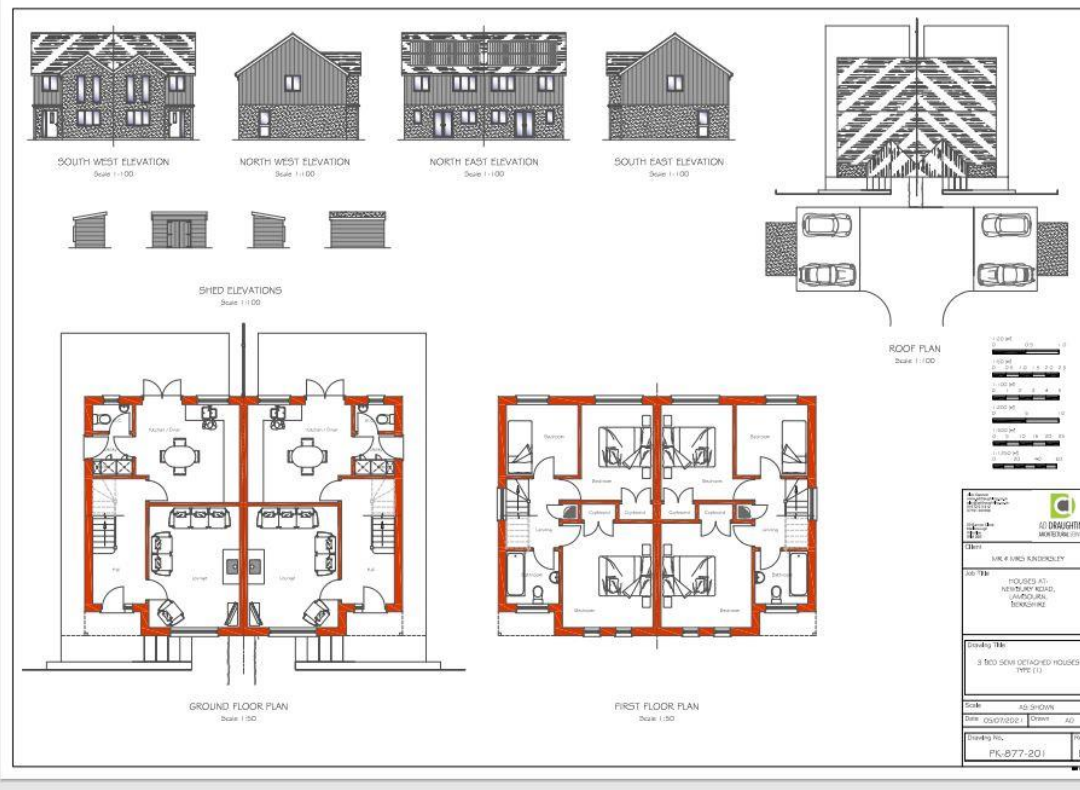
The Computer Generated Image above is only provided as an artist's impression of what the development may look like, purchasers should make their own enquiries as to the scope and design of this or any other scheme.



Method of Sale

The land is being offered for sale by informal tender. The closing date for offers is 12 noon on Wednesday 3rd November 2021. Prospective purchasers will be required to provide information about themselves and provide proof of available funding.

Please apply to our office for a full information pack and tender form if you are interested in making an offer.

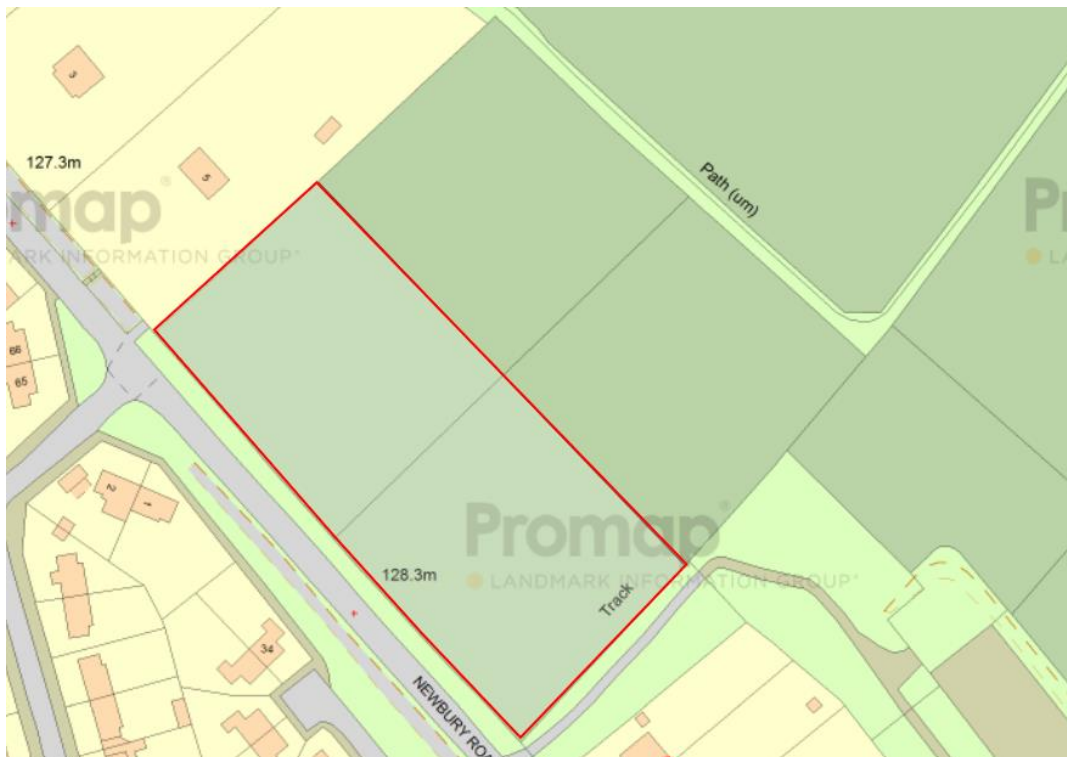


Planning Consent

Planning consent has been granted by West Berkshire Council for the erection of 8 semi-detached dwellings Ref. 20/00972/FULMAJ dated 10th September 2021.

To view the consent press Ctrl and click on this link:-

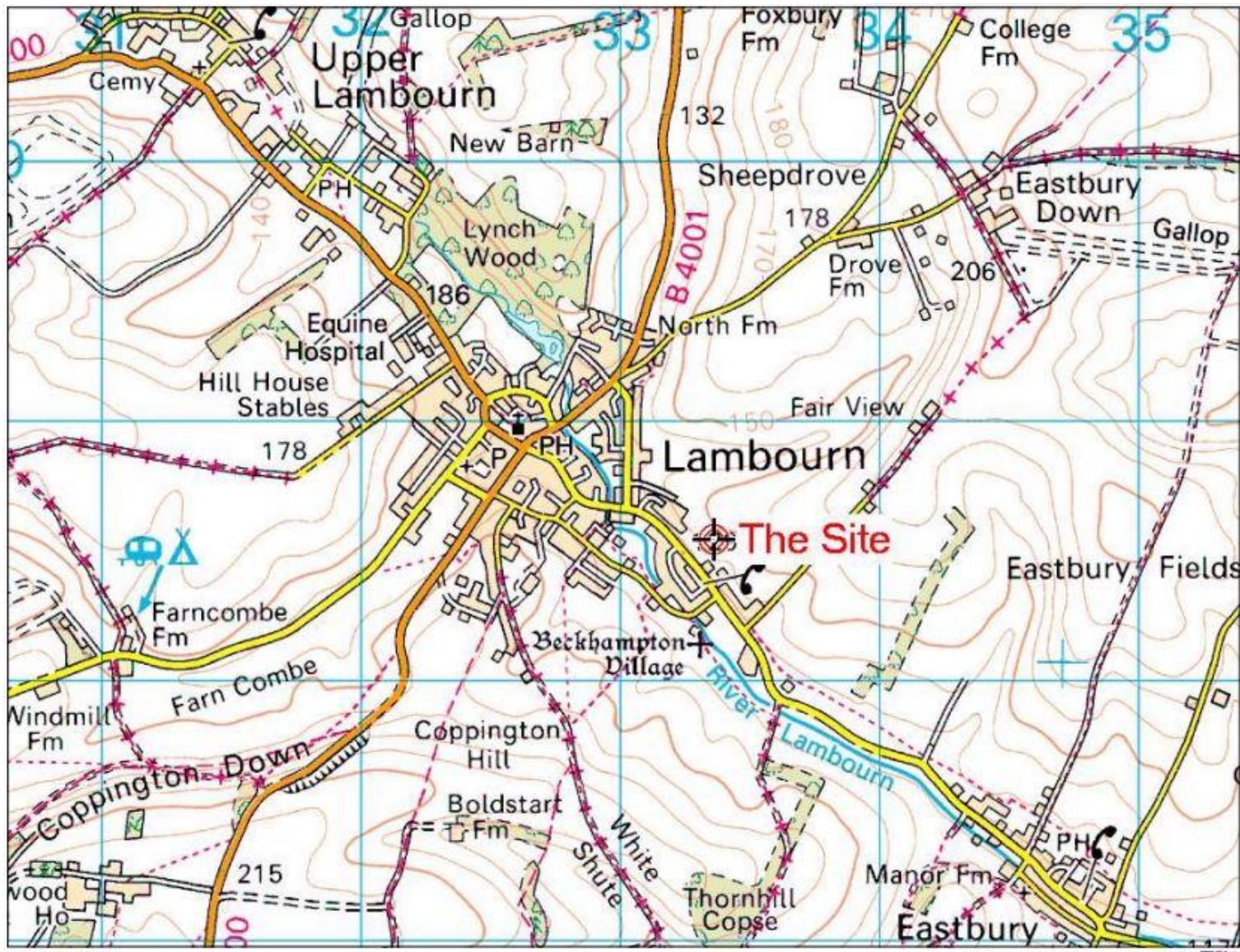
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/00972/FULMAJ>



The approved scheme does not maximize the potential of this site and it is considered possible for purchasers to review the existing consent and make a further planning application to increase the volume of accommodation provided considerably.

A Section 106 Agreement has been entered into between the vendors and West Berkshire Council requiring a contribution of £290,000 towards off-site provision of **Affordable Housing**. A copy of this agreement can be obtained from the agents by email:

lambourn@pilgrimbond.co.uk



Services

Mains water electricity and drainage are available adjacent to the site, but purchasers should make their own enquiries about connection.

Viewing

The land may be viewed at anytime during daylight hours but please inform our office of your intended visit. Access to this site at present is via the steep bank off Newbury Road.

Pilgrim Bond
5 Market Place,
Lambourn, Hungerford
RG17 8XU
01488 72911
lambourn@pilgrimbond.co.uk

Directions

From the Market Square in the centre of Lambourn village proceed in an easterly direction along Newbury Street for half a mile and the site will be seen on your left hand side beyond the turning into Mill Lane marked by our 'For Sale' board.

Local Authority

West Berkshire District Council, Market Street, Newbury, Berkshire, RG14 5LD. Telephone 01635 42400.



PROPERTY MISDESCRIPTIONS ACT 1991

PILGRIM BOND gives notice to anyone reading these particulars that:- 1.The particulars do not form part of any contract. 2.The particulars including text, photographs and plans are for the guidance only of prospective purchasers and must not be relied upon as statements of fact. 3.The description provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact.