

Outstanding Village Location Development Opportunity

Land South of The Street, Bramley,
Hampshire, RG26 5DE

Freehold for sale



Please note this layout is indicative only.

- Residential Development Opportunity for circa 65 dwellings, including 26 affordable
- Outline Planning Permission (15/02682/OUT)
- Site area approximately 7.63 acres (3.09ha)
- Unconditional offers for the Freehold are invited by noon on Friday 5th May 2017

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Directions

From the M4, leave at junction 11 and follow the A33 south for approximately 13km (8 miles). Leave the A33 at Sherfield-on-Loddon, following Sherfield Road, which turns into The Street, for approximately 4km (2.6 miles) and the site will be on your left hand side.

From the M3, leave at junction 6 for Basingstoke and join the A339. Follow the A339 for approximately 4km (2.5 miles), and at the third roundabout take the exit for the A340 (Aldermaston Road). After approximately 1.3km, turn right onto Elm Road and follow for approximately 1.1km (0.7 miles) before turning right onto Vyne Road. Continue along Vyne Road for approximately 5.6km (3.5 miles) before turning right onto The Street, where the site will be located on your right after approximately 350m.

Situation

The site is located on The Street, approximately 1km (0.6 miles) west of central Bramley, Hampshire, within Basingstoke and Deane local authority. Bramley is approximately 16km (10 miles) south of Reading and 8km (5 miles) north of Basingstoke, between the A33 and A340, with the A33 2.7km (1.7 miles) to the east. The village is served by Bramley railway station, which offers services to Reading and London Paddington (approximately 17 minutes and 50 minutes respectively).

Bramley contains a village shop, bakery, estate agency, doctors' surgery, and a primary school. There is an army barracks located to the south, covering a 900 acre site.

The Site

The site is currently agricultural arable land of approximately 3.09 ha (7.63 acres). There is existing residential land and agricultural arable land to the north and west of the site, woodland to the east, and farmland to the south.

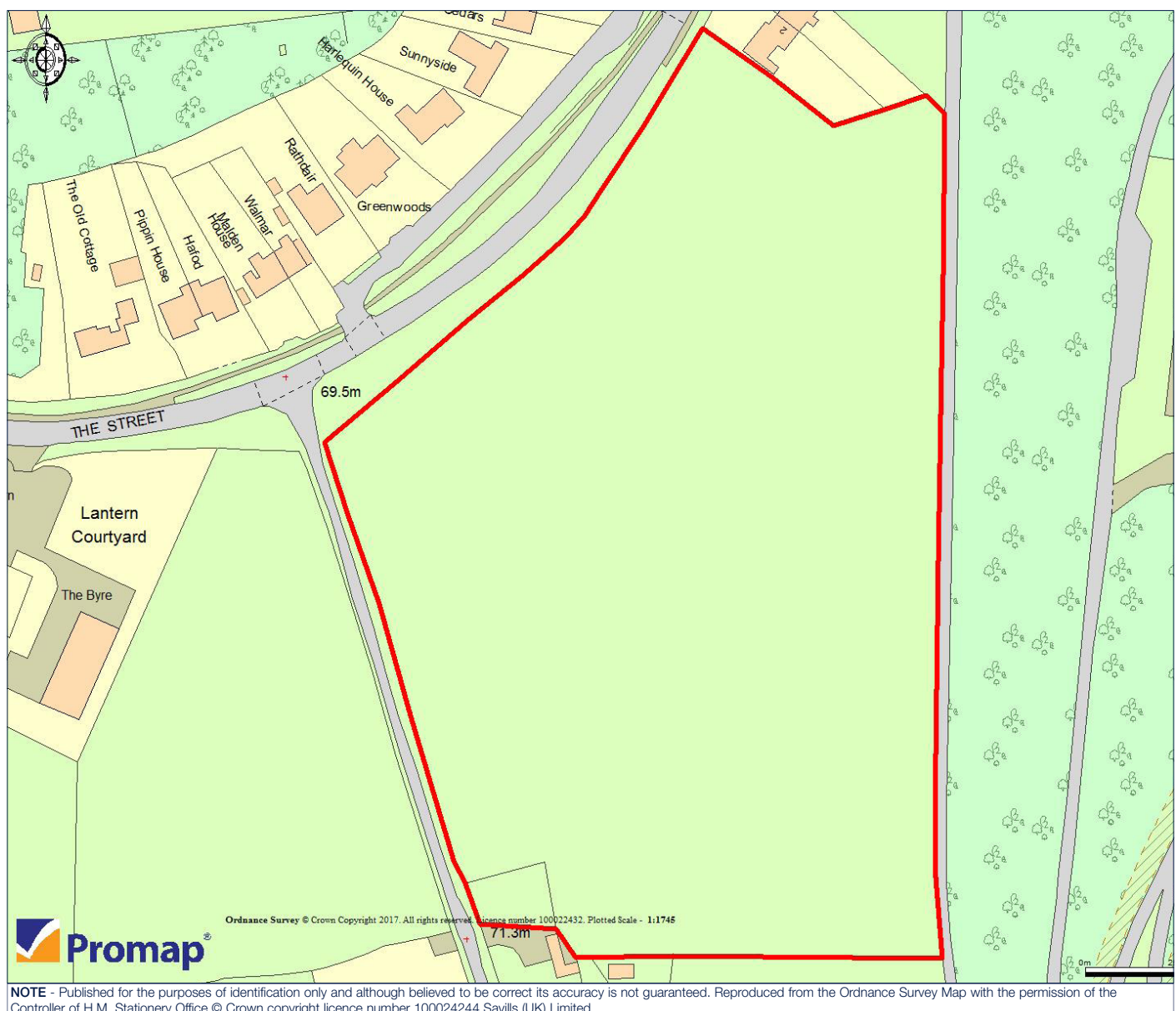
The Street runs along the northern boundary of the site and Cufau Lane runs along the western boundary. The plan below shows the indicative sales boundary outlined in Red.

Legal

The site is owned freehold by the vendor under registered title HP491334. Official copies of the title are available upon request. We recommend the purchasers take advice from a legal professional.

Planning

Outline planning permission (15/02682/OUT) was achieved on the 25th May 2016 for up to 39 market dwellings and 26 affordable dwellings, with associated open space, landscaping and new site access to the south of The Street. The planning application documents are available within the information pack.



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Offers

Offers are invited from interested parties by noon on **Friday 5th May 2017**. Please note that the vendor will not be obliged to accept the highest or any other offer.

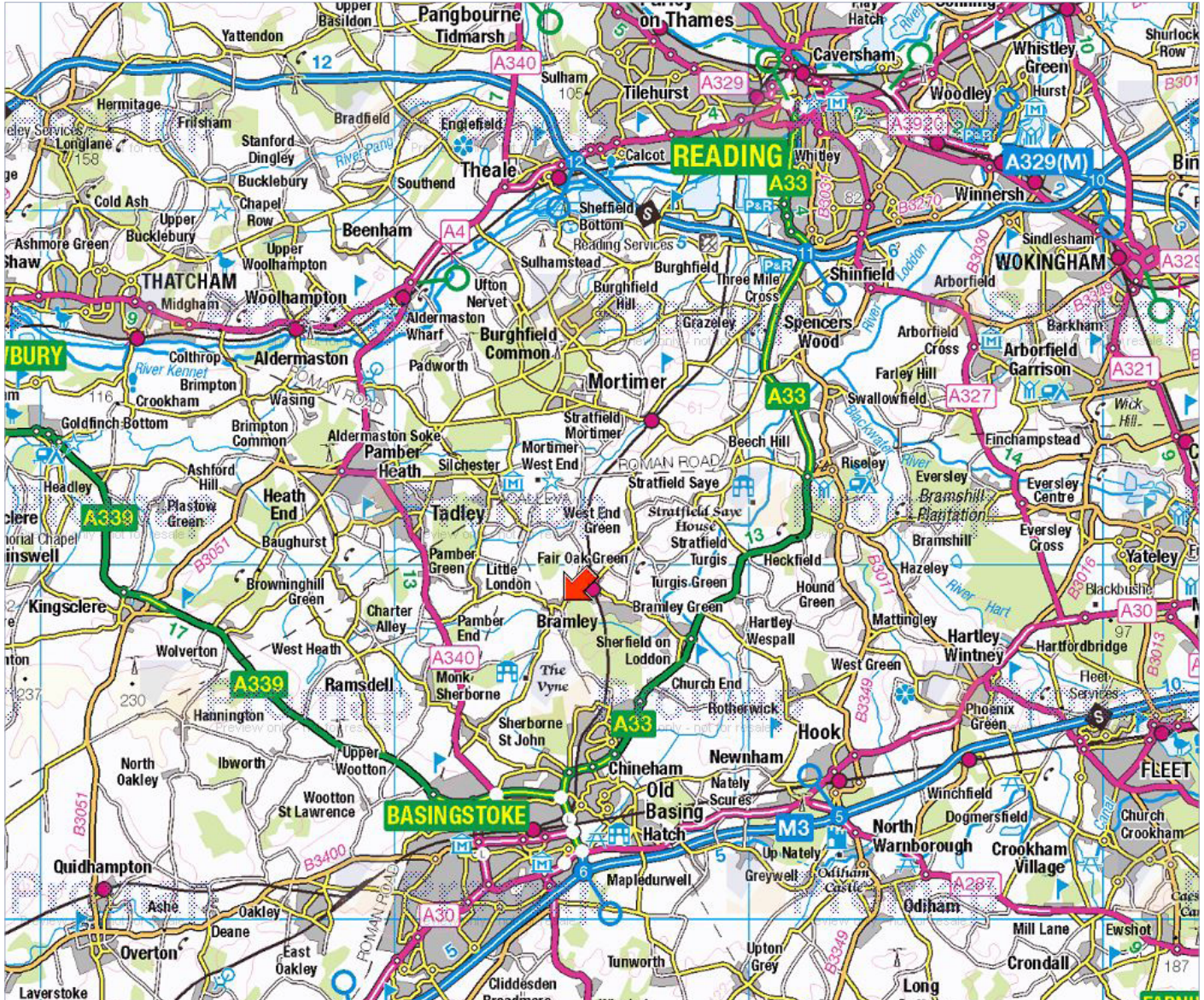
Viewings and Further Information

Viewings are strictly accompanied and by appointment only. Please contact us to arrange a suitable viewing time.

An information pack is available on request.

Local Authority

Basingstoke and Deane Borough Council
Civic Offices
London Road
Basingstoke
Hampshire
RG21 4AH
01256 844 844



Important Notice

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