



Chartered Surveyors &
Commercial Property Consultants

RESIDENTIAL LAND

FOR SALE

**LAND AT STONEHAMS FARM, LONG LANE
READING, BERKSHIRE, RG31 5UG**

2.72 ACRES (1.10 HECTARES)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The property is situated on Long Lane, Tilehurst.

Long Lane provides access to Sulham Hill and Oxford Road. The roads respectively lead to Tidmarsh and Pangbourne. Alternatively access via Langley Hill is available to the A4 Bath Road where the M4 Junction 12 is 3.3 miles.

Long Lane is on the edge of Reading with the proposed development site being on effectively greenfield land.

DESCRIPTION

The site currently comprises a range of redundant buildings with areas set up as pony paddocks. The site is to be developed for residential dwellings, the setting surrounded by trees and countryside will be attractive.

The site area equates to 10,985 sq. m. (2.715 acres/1.104 hectares).

The property has residential planning permission under reference no. 16/01947/OUTMAJ. This is for residential development of up to 15 dwellings (1,456 sq. m of build) and the creation of new woodland built on the northern boundary. This was approved with outline planning consent, subject to conditions, dated 30th June 2017.

PROPOSAL

The land is available to purchase with the existing consent, alternatively the vendors have been told that 16 units would be achievable if planning was sought. Based on the current consent offers are sought in excess of £2.3m (Two Million, Three Hundred Thousand Pounds).

LEGAL COSTS

Each party to be responsible for their own costs.

VIEWING

Contact Mr Shane Prater, Phone: 01635 551441, Email: shane@quintons.co.uk
January 2018

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Promap

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Site Plan Drawing No. TN1

FOR IDENTIFICATION ONLY.

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