

# For Sale

Chartered Surveyors

# HASLAMs

**1 The Osiers and Adjoining Land  
Brimpton Road Brimpton  
Reading Berkshire  
RG7 4SL**



(For Information Purposes Only. Not to Scale)

**House and Garden Land with  
Potential for Redevelopment S.T.P.P**

Gross Site Area Approximately 0.5 hectares (1.2 acres)

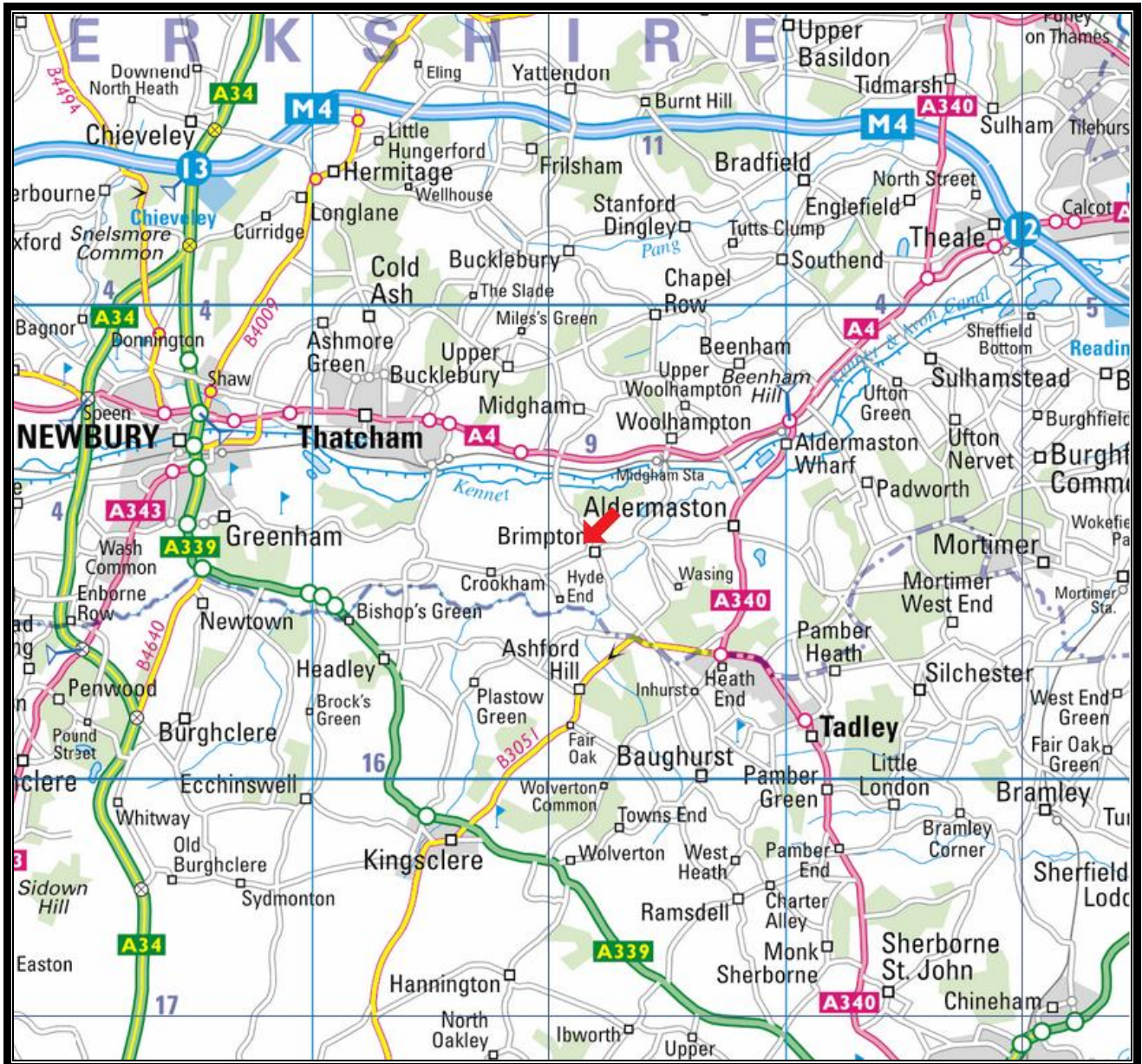
All Enquiries: 0118 921 1521 (Chris Newman)

**0118 921 1521**

[www.haslams.co.uk](http://www.haslams.co.uk)

**1 The Osiers and Adjoining Land**  
**Brimpton Road Brimpton**  
**Reading Berkshire**  
**RG7 4SL**

**Location Map**



(For Information Purposes Only. Not to Scale)

County House, 17 Friar Street, Reading RG1 1DB  
T: 0118 921 1500 F: 0118 921 1501 [info@haslams.co.uk](mailto:info@haslams.co.uk)

Whilst every effort has been made to ensure the accuracy of these particulars they are intended for guidance only and do not form any part of the contract

Chartered Surveyors

**HASLAMs**

[www.haslams.co.uk](http://www.haslams.co.uk)

## Location

As shown on the attached plan, the property lies to the west side of Brimpton Road on the north western edge of the village of Brimpton, in a predominantly residential location comprising of 2 storey detached, semi-detached and terraced properties.

The property lies approximately 2 miles to the south of Midgham Railway Station and the A4 arterial road, making the major towns of Reading, Newbury and Basingstoke easily accessible. Brimpton's village amenities include a local shop, a public house and a church, all of which are within walking distance from the property.

## Description

A copy of the 1:1250 Ordnance Survey extract plan accompanying these particulars of sale shows the approximate boundaries of the property edged in red. The total site area is approximately 0.5 hectares (1.2 acres).

At present there is a two storey semi-detached 3 bedroom dwelling on the site, known as 1 The Osiers. The remainder of the site comprises of garden land. Set back from the road the dwelling is approached by a private driveway, allowing ample off road parking.

The internal accommodation comprises of a living room, dining room, kitchen, 3 bedrooms, bath/shower room and WC.

The property's internal specification includes plastered and painted walls and ceilings, carpeted and tiled floors, UPVC double glazed windows and doors, and hot water radiators heated by a solid fuel heating system. The property has a Gross Internal Area (GIA) of approximately 100.07 Sq. M. (1,077 Sq. Ft.).

The property is of traditional brick construction with brick elevations and a pitched concrete tiled roof.

The site is relatively level and almost 'L' shaped. The garden land is predominantly grassed with a number of trees, a vegetable patch, 2 timber sheds, a coal store, an external WC which adjoins the neighbouring property and concrete paths.

The site has direct access onto Brimpton Road at its eastern boundary.

## Tenure

The property will be sold freehold with full vacant possession given on completion.

The property's freehold title is subject to a restrictive covenant dated 1933 for the benefit of a nearby property known as Brimpton House. The restrictive covenant states that; "No erection or building whatsoever should at any time be erected or built on the property or any part thereof within a distance of 200 feet of the road leading from Newbury to Reading which adjoined the said land on the south side thereof."

## Town Planning

The property has no recent material planning application history.

We believe that it holds potential for some form of residential redevelopment S.T.P.P. This view is supported by the fact that the entire property falls within the Brimpton Settlement Boundary as designated under the West Berkshire District Local Plan and that a development of 4 no. detached dwellings was constructed in 2007 on the garden land of an adjacent property to the south.

Any planning enquiries should be directed to the Local Planning Authority:

West Berkshire Council  
Market Street  
Newbury  
RG14 5LD

Telephone: 01635 424 000

## Services

All mains services are believed to be available to the site with the exception of gas. However, prospective purchasers are advised to make their own independent enquiries of the individual authorities to verify the capacity and availability of such services.

## Method of Sale

Both unconditional and subject to planning offers are invited for the freehold with vacant possession as follows:

### Unconditional Offers

Unconditional offers must be made in writing for a fixed sum. Exchange of contracts is to take place as soon as possible with a 10% deposit payable. Completion is to take place within two weeks of exchange of contracts with the balance of the purchase price payable immediately upon completion of the sale.

Unconditional offers should include an offer of overage based on a rate £/psf (GIA) of any new residential accommodation granted planning permission on the property following completion of the sale.

Unconditional offers should be submitted with a timetable illustrating the purchaser's proposed redevelopment programme, and a statement of the planning assumptions upon which the overage offer is based, including the number, type and size of dwellings proposed.

### Subject to Planning Offers

Offers subject to the grant of planning permission must be made in writing, for a fixed sum and must be net of expected S.106 costs or other anticipated abnormal costs associated with the development. Offers must include a statement of the planning assumptions upon which the offer is based, including the number, type and size of dwellings proposed.

A deposit of 5% of the purchase price will be payable upon exchange of contracts. The balance of the purchase price will be payable immediately upon completion of the sale following the grant of planning permission.

**It is the vendor's preference to receive unconditional offers with overage.**

**Written offers for the property are invited by 12 noon Friday 11<sup>th</sup> November 2011.**

All offers should be marked "1 The Osiers Brimpton and adjoining land - Offer to Purchase" and addressed to:

Mr Chris Newman, Haslams Chartered Surveyors, County House, 17 Friar Street, Reading, Berkshire, RG1 1DB.

## **Viewing and All Other Enquiries**

All enquiries should be directed to the vendor's sole agent:

Haslams Chartered Surveyors  
County House  
17 Friar Street  
Reading  
Berkshire  
RG1 1DB

Telephone: 0118 921 1521 (Chris Newman Direct)

Telephone: 0118 921 1500 (Switchboard)

Fax: 0118 921 1501

Or email: [chrisnewman@haslams.co.uk](mailto:chrisnewman@haslams.co.uk) or [andrewfraser@haslams.co.uk](mailto:andrewfraser@haslams.co.uk)

Block viewings of the property will take place on the following days (No appointment necessary):

Wednesday 26<sup>th</sup> October 2011 at 9.30am

Wednesday 2<sup>nd</sup> November 2011 at 9.30am

Wednesday 9<sup>th</sup> November 2011 at 9.30am

**Misrepresentation Act 1967** – Haslams give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars are to be relied on as statements or representations of fact; intending parties must satisfy themselves as to the correctness of each of these statements.
3. Haslams and their clients have no authority to make or give any representation or warranty in relation to the property.

**Finance Act 1989** – Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

**Property Misdescription Act 1991** – These details are believed to be correct as at October 2011 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.



1 The Osiers front elevation



1 The Osiers rear elevation



View from within the site looking east



View from within the site looking north

**1 The Osiers and Adjoining Land**  
**Brimpton Road Brimpton**  
**Reading Berkshire**  
**RG7 4SL**

