



Chartered Surveyors &  
Commercial Property Consultants

**RESIDENTIAL DEVELOPMENT SITE**

**FOR SALE**

**RIVERSIDE COURT, HAMBRIDGE LANE  
NEWBURY, BERKSHIRE, RG14 5XH**

**APPROX 0.23 ACRES (0.09 HECTARES)**



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

[www.quintons.co.uk](http://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 site is situated on Hambridge Lane adjacent to a new development of 18 residential units at Riverside Court.

Directions - From the Robin Hood roundabout take the second exit onto London Road heading towards Thatcham (A4). After 500 metres filter into the right hand lane at the junction and turn right onto Hambridge Lane. Follow the road down to the mini roundabout and take the first exit. Riverside Court can be found around 500 metres on your left signposted Votec Centre.

## **DESCRIPTION**

A freehold development site with planning consent for 9 apartments under planning ref 18/02435/OUTD, 19/02113/COND1, 19/02133/REM, 19/03133/OUTD.

The consent is for a 3 storey building with 698.49 sq. m of net development area.

Plans are attached and available from West Berkshire Councils Planning portal.

A CIL contribution is payable in the sum of £237,556.56 in lieu of social housing.

## **ACCOMMODATION**

<b>No</b>	<b>Location</b>	<b>No of Beds</b>	<b>Area</b>
1	Ground Floor	2	66.1 sq. m.
2	Ground Floor	2	70.59 sq. m.
3	Ground Floor	1	45.38 sq. m.
4	Ground Floor	1	47.05 sq. m.
5	First Floor	2	66.10 sq. m.
6	First Floor	2	71.05 sq. m.
7	First Floor	2	94.38 sq. m.
8	Second Floor	2	123.08 sq. m.
9	Second Floor	2	114.76 sq. m.
			<b>698.49 sq. m. net (7,519 sq. ft.)</b>

## **PROPOSAL**

Offers are sought in excess of £650,000 (Six Hundred and Fifty Thousand Pounds).

VAT is applicable.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

## **VIEWING**

Contact Mr Shane Prater

Phone: 01635 551441

Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)

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

[www.quintons.co.uk](http://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.



**PLANNING**

Rev#	Revision History	Date
01	Issue for Planning	14/10/11
02	Issue for Planning	18/10/11
03	Issue for Planning	18/10/11
04	Issue for Planning	18/10/11
05	Issue for Planning	18/10/11
06	Issue for Planning	18/10/11

**COMMITMENT**

1. All drawings and specifications are prepared in accordance with the contract documents.
2. This drawing is a preliminary drawing and should not be used for construction purposes without the written consent of the architect.
3. The architect is not responsible for any errors or omissions in this drawing.

**CONSTRUCTION DESIGN & MANAGEMENT (CDM)**

1. The architect is not responsible for any construction safety matters.
2. The architect is not responsible for any construction safety matters.

**NOTES**

1. See attached drawings for any other notes.

Homecare for People. Homecare for People.

Project Name	Value Centre
Project Number	RS5292
Project Address	Units 3 & 4, Vale Road, Hambleton, Newbury
Drawing Name	Floor Plans
Date	12.04.11
Drawn by	JC
Reviewed by	NT
Approved by	NT
Drawing No	RS5292
Scale	1:100 @ A1

**RESSANCE**  
Homecare for People. Homecare for People.

Units 3 & 4,  
Vale Road,  
Hambleton,  
Newbury

Floor Plans  
12.04.11  
JC  
NT  
NT  
RS5292  
1:100 @ A1

