

FOR SALE

Subject to Planning Permission

Offers in Excess of - £2,850,000 (Freehold) Subject to Contract
Draft allocated Site for 30 Units - Development Opportunity

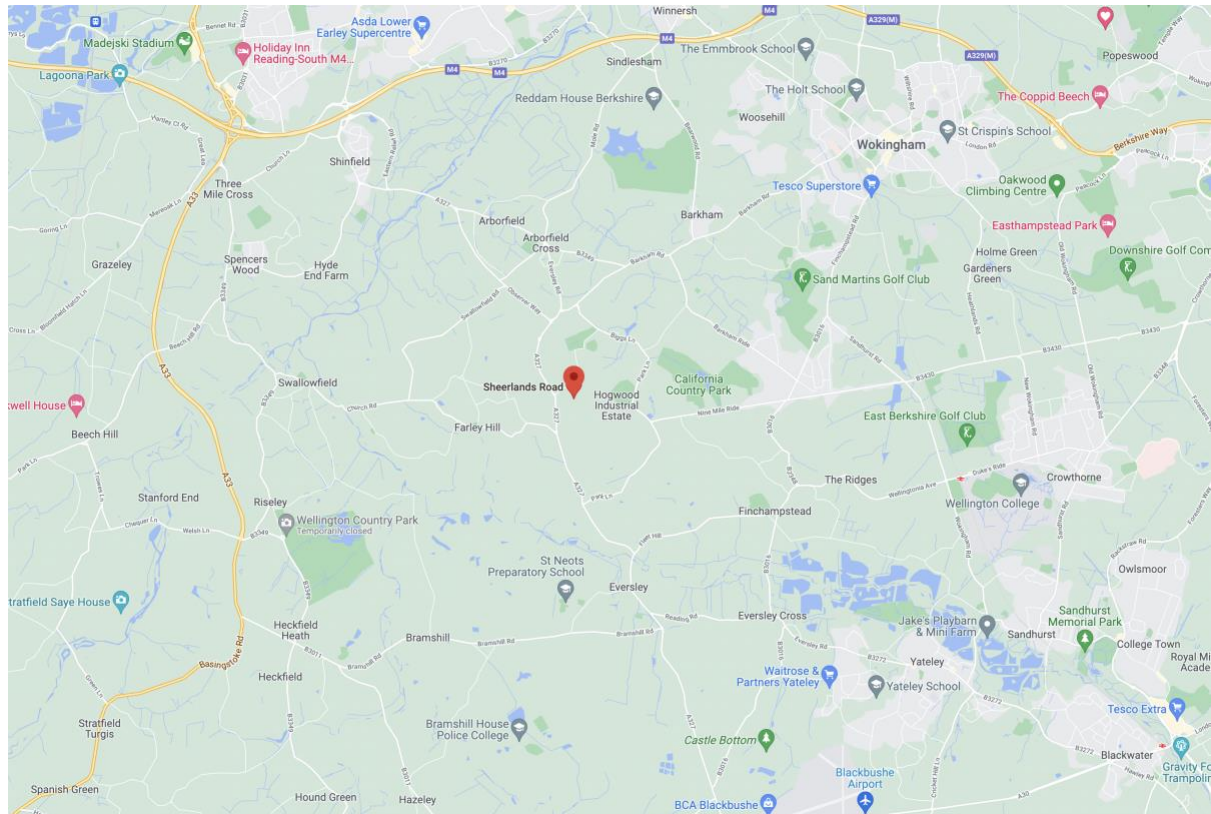


Westwood Yard, Sheerlands Road, Finchampstead, Wokingham, Berkshire
RG40 4QX

Best & Final Bids Deadline – Friday 14th January 2022

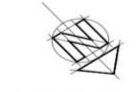
Location

Westwood Yard is situated to the southwest side of Sheerlands Road and is approximately 1 mile west of the village of Finchampstead, close to both Eversley and Arborfield. The towns of Wokingham and Camberley provide a range of local shops and services. Whilst Reading and Bracknell provide a more comprehensive selection of schools, shops and other services.





- Application Site Boundary
- Existing Woodland Blocks / Trees
- Existing TP0 Trees / Canopies
- Proposed Tree Planting
- Proposed Shrub / Hedge Planting
- Proposed Play Area
- Proposed Open Space
- Proposed Private Gardens
- Proposed Pedestrian Access



SCALE: 1:2500
 DATE: 07/2018
 DRAWN BY: J. JONES
 CHECKED BY: M. SMITH
 APPROVED BY: T. DAVY
 PROJECT NO: 3729/110

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Tony Davy Architecture Ltd
 Planning & Design • Architecture
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| NO. | REVISION | DATE |
|-----|------------------|------------|
| 1 | Issue for Review | 02/09/2018 |
| 2 | Final Approval | 02/09/2018 |

Westwood Yard

The site measures approximately 4 acres and is currently lawfully used as a storage & distribution yard with B8 consent by the current owners PPC Transport. It's located between 2 residential developments LG Homes (Cala) and Redrow Homes with support from the local area to convert to housing.

Tenure

The property will be sold freehold with vacant possession.

VAT

We understand the property is not elected for VAT.

Services

We are advised that mains electricity, gas, water and drainage services are available at the property. However prospective purchasers are advised to make their own independent enquiries of the individual authorities to verify the capacity and availability of such services.

Planning



Any planning related queries should be directed to our Planning Team.

At present, no recent planning applications have been submitted for the residential development of the site. Its draft local plan allocation is being managed by: -

Mr David Weatherill – Town Planner

ET Planning

200 Dukes Ride

Crowthorne

Berkshire

RG45 6DS

david@etplanning.co.uk

Telephone: 01344 508048

Web: www.etplanning.co.uk

Method of Sale

The site is offered for sale by way of informal, non-binding tender with the vendor reserving the right not to accept the highest or any offer and also reserving the right to withdraw the site from sale or to vary the method of sale at any time without notice. In the event that a number of competitive offers are received, the vendor reserves the right to request “best and final” offers from selected parties.

Offers are sought for the freehold interest, on a Subject to Contract only basis.

Unconditional Offers

If an unconditional offer is accepted, completion is to take place within four weeks of exchange of contracts with 10% payable on exchange and the full balance of the purchase price payable immediately upon the completion of the sale.

All offers should state whether they are submitted with or without Board approval and whether they are dependent on bank or similar finance being available with confirmation or proof of funding.

All offers should be marked “Westwood Yard – Offer to Purchase” and addressed to:

Mr James Dalziel
Silverstream Land Corporation Limited
Semmering
Foxley Lane
Binfield
Berkshire
RG42 4DB

Telephone: 01344 442810
Mobile: 07771 524782
Or email: james@sscorp.co.uk

Viewings

All enquiries should be directed to the vendors sole agent. Viewings are strictly by appointment only. Please note that parties must not enter the property without our prior authority and any inspection of the site is at the prospective purchaser’s risk.

Misrepresentation Act 1967 – Silverstream Land Corporation 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. Silverstream or 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 are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 – These details are believed to be correct as at November 2020 but maybe subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

