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Address: Land north of Bear Farm  
 Binfield, Bracknell, RG42 5QE

Scale: 1:1250 @ A3

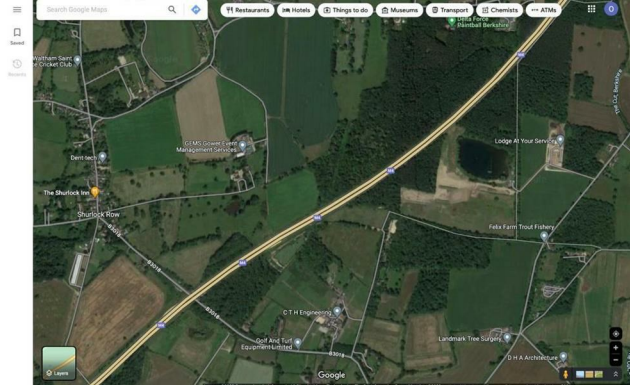
Job No. : 2314480

Drawing No: 2314480-RevA

Ordnance Survey map is an indication only, nothing has been verified on the ground.

Where required, Land Registry maps have been traced. These lines do not reflect the actual position on the ground and are subject to errors. Land Registry maps carry the following disclaimer:  
 "This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground."

This extent of the various lines shown on this plan have not been verified on the ground and show the general position, not the exact lines of any boundaries. OmegaGeo has produced this drawing under instruction of a third party and from supplied drawings, therefore no responsibility is taken for its accuracy.



## Spinning Wheel Lane, Bracknell

- Approximately 5 acres
- No current planning permission
- Easy access to Reading, Maidenhead and Bracknell
- Bracknell Forest council
- Land for sale
- Easy access to M4
- This is a green belt site

**Guide Price £170,000**

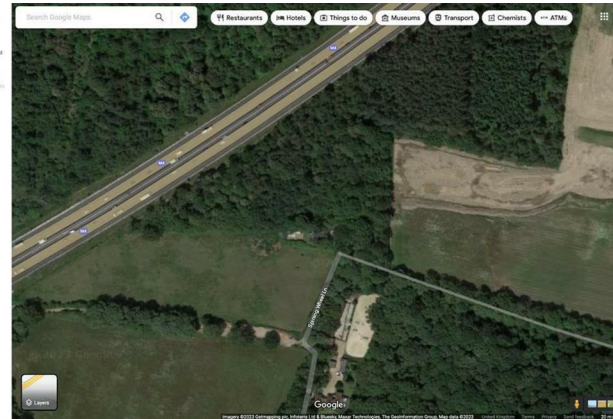
**Tenure: Freehold**

# Spinning Wheel Lane, Bracknell

## DESCRIPTION

Hunters Estate Agents are pleased to offer for sale the opportunity to purchase a parcel of land occupying approximately 5 acres. The land doesn't have any current planning permission belonging to it and has two separate telecommunication masts within the boundary which are occasionally inspected for servicing and repairs.



The location in central Berkshire means the accessibility is good, with easy access to Reading, Maidenhead and Bracknell. The M4 motorway and commuter links are within easy reach too.



Council Tax:

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC
			

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

43c Peach Street, Wokingham, RG40 1XJ

Tel: 0118 979 5618 Email:

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