



**Binfield Road, Wokingham**

**£895,000**



# Binfield Road, Wokingham

## DESCRIPTION

Investment Opportunity – Development Land  
Binfield Road, Wokingham

Located in a highly desirable and well-connected area near Wokingham, this 0.8-acre site presents a compelling opportunity for investors, developers, and commercial operators seeking a strategic land acquisition with existing planning permission and strong future potential.

### Location

The site sits on Binfield Road, just a few minutes from the vibrant centre of Wokingham. The area benefits from excellent local amenities, strong transport links, and continued demand for both commercial and residential development. Wokingham itself is widely recognised as one of the most desirable towns in Berkshire, known for its quality schools, thriving town centre, and strong property values.

### Site Overview

The land extends to approximately 0.8 acres, offering a versatile layout suitable for commercial use under the existing planning consent.

Current Planning Permission Includes:

- Construction of Building B (Barn)
- Use of the land and Buildings A, B and C
- Hardstanding areas for vehicle servicing
- Ancillary vehicle storage
- Office space

This configuration makes the site particularly suitable for businesses within the automotive, logistics, storage, or service sectors seeking operational premises in a prime location.

### Development Potential

Beyond the approved commercial use, the site also presents significant long-term development potential.

- Approx 0.8 acres of land
- Existing commercial planning permission
- Flexible commercial uses including vehicle servicing and storage
- Prime location near Wokingham town centre
- Strong future residential development potential
- Attractive opportunity for developers and commercial investors
- Office space with shower room
- No onward chain
- Viewing are highly recommended





**HUNTERS**  
HERE TO GET TO & THERE

Office  
35'5" x 16'11"

Bathroom  
7'8" x 6'6"

11'4" x 16'8"

Floor 0 Building 1

**HUNTERS**  
HERE TO GET TO & THERE

Garage  
39'3" x 18'11"

Floor 0 Building 2

**HUNTERS**  
HERE TO GET TO & THERE

Approximate total area<sup>(1)</sup>  
1540 ft<sup>2</sup>

(1) Excluding balconies and terraces

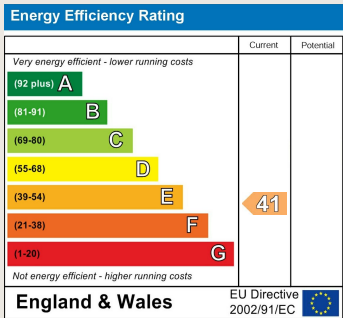
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# 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.



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