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Plan for indicative purposes only

Potential SANG/Development Land at Bearwood Road, Barkham, Wokingham, Berkshire RG41 4SP
Approx 36.99 acres (14.97 ha) within the 7km mitigation zone for the Thames Basin Heath Special Protection Areas

SIMMONS & SONS

32 Bell Street, Henley-on-Thames, RG9 2BH 01491 571 111

Land at Bearwood Road, Wokingham

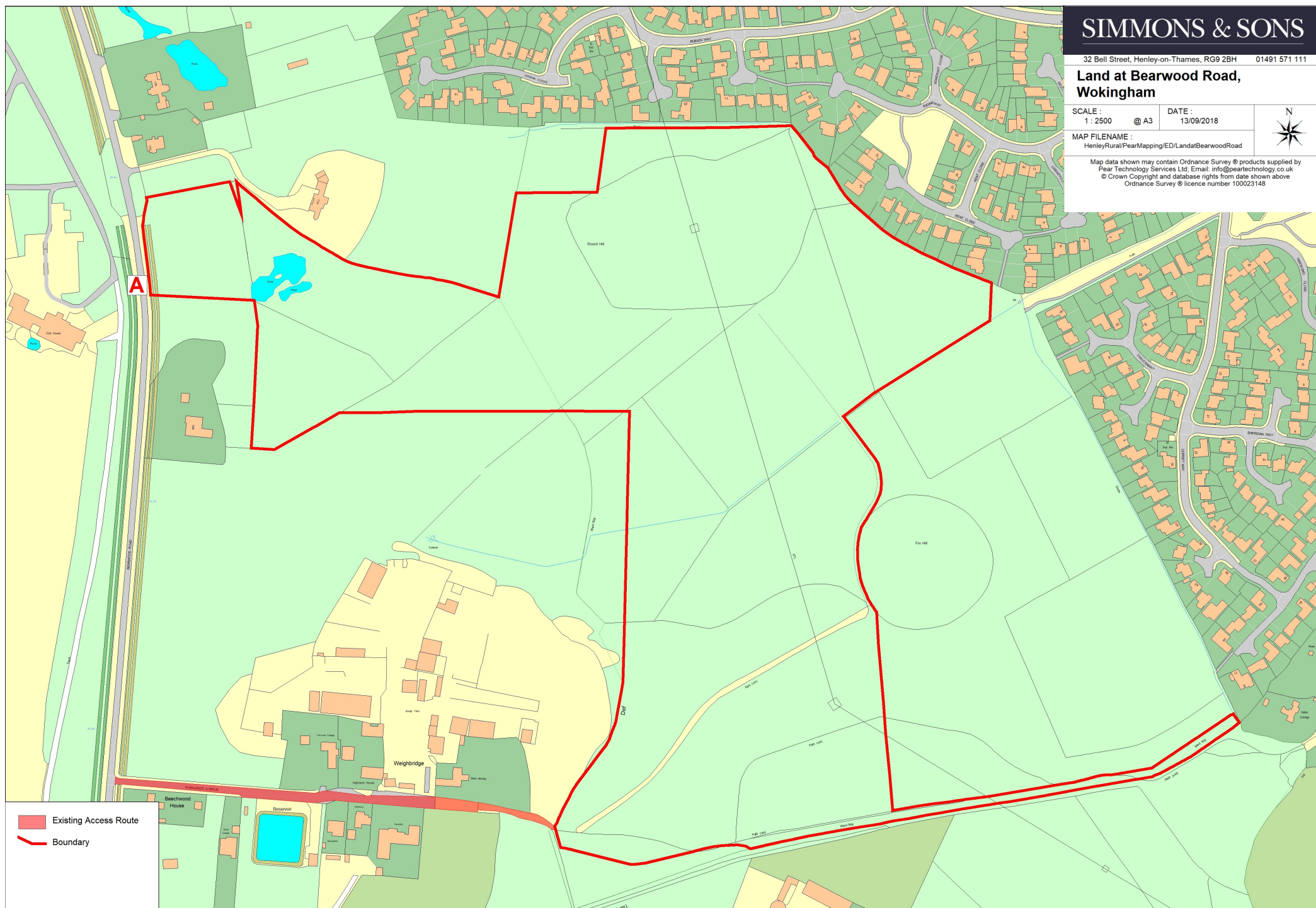
SCALE :
1 : 2500 @ A3

DATE :
13/09/2018

MAP FILENAME :
HenleyRural/PearMapping/ED/LandatBearwoodRoad



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Existing Access Route

Boundary

Land at Bearwood Road, Barkham, Wokingham, Berkshire RG41 4SP

Approx 36.99 acres (14.97 ha) within the 7km mitigation zone for the Thames Basin Heath Special Protection Areas

Directions

The land is located off Bearwood Road, Wokingham RG41 and can be accessed from Highlands Avenue.

Description

Approximately 36.99 acres (14.97 ha) of mixed deciduous and coniferous woodland adjoining the western fringes of Woosehill and the northern boundary of Barkham.

Method of Sale

The land is offered for sale by Private Treaty with vacant possession.

Guide Price

Price on Application, conditional contracts considered.

Access and Services

Access is taken from Highlands Avenue (shaded orange on the site plan) and there is potential for further access from Bearwood Road on the north western boundary subject to planning and highways consent. An independent Access Appraisal has been carried out by an independent consultant which deems an access from Bearwood Road located at point 'A' on the OS plan contained in these particulars to be suitable for up to 300 two way vehicle movements per day and would be consistent with the Design Manual for Roads and Bridges. A copy of this report is available on request.

The land is crossed by a high voltage power line.

Rights of Way

A public footpath forms the southern boundary, running from Highlands Avenue to Limmerhill Avenue.

Planning

It is considered that the land may be suitable for Suitable Alternative Natural Green Space (SANG) and other potential uses subject to planning consents. The land lies within the 7km mitigation zone for the Thames Basin Heaths Special Protection Areas.

Viewings

The property will be available for viewing at any reasonable time. We would ask prospective purchasers to carry a copy of the sales details to help establish the boundaries and to be as vigilant as possible when making your inspection for your own personal safety. All prospective purchasers are requested to register with the Agents before visiting the property.

Local Authority

Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN
T: 0118 974 6000



Contact

Simmons & Sons
32 Bell Street
Henley-on-Thames
Oxfordshire
RG9 2BH T: 01491 571111
E: jgreaves@simmonsandsons.com or
edixon@simmonsandsons.com



Plan showing 5km radius from Land at Bearwood Road

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32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Sherdon House
Reading Road
Sherfield-on-Loddon
RG27 0EZ
T: 01256 882200

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151