

Knappswood Farm • Lot 1 - Plot 2
Upper Basildon • Berkshire



East Elevation

PLOT 2



West Elevation

PLOT 2



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Planning permission for a new dwelling with pastureland and substantial outbuildings, pretty woodland views, situated in a tranquil, beautiful and sleepy rural location with private drive access well away from the highway.

Pangbourne shops & train station 3 miles • Reading 6 miles • M4 (Junc 12) 6 miles

Lot 1 with planning permission for a property of 4,000 sq ft / 371 sq m (approximately).

Lot 1

Gardens and pastureland extending to 6.2 acres/ 2.5 hectares

Outbuildings: of 7,724 sq ft / 438 m² plus ménage

All measurements are approximate

It should be noted

West Berkshire Council planning permission application number : 17/ 03374 / FULD granted 9th February 2018 shown as Plot 2

Lot 3

An option to purchase Lot 3, 20 acres of woodland, which has a large crop of Douglas Fir which is approximately 50 years old and there will be an inheritance tax-free benefit to this woodland. **Price Guide £350,000**

A rare and exciting opportunity to acquire a residential planning plot, enjoying full and detailed planning permission for a 4 bedroom house in an outstanding modern classical design, within an area of natural beauty on very beautiful level plots bounded by woodland.

Each property enjoys extensive pastureland and outbuildings.

Planning permissions for a new build of this quality of design, with generous acreage are almost impossible to find in this part of the world.

It is hard to imagine a more tranquil and beautiful and sleepy rural location, yet only a few minutes' drive from excellent schools, the centre of Pangbourne with its excellent facilities, amenities and station. Fast commuter trains to London Paddington are available, and Reading is soon to have Crossrail which will link this area to the City, which is sure to have a positive effect on property prices in this area

Special features

- The large gardens and pastureland which surround the properties
- The spacious family accommodation
- The outstanding design and large square footage
- The pretty views

- The lounge with open fireplace
- The large reception hall and landing
- Large family bathroom and 2 ensuite shower rooms
- The option to purchase 20 acres of adjoining woodland

Notes:

1. There is an access by way of a long drive from the Pangbourne Road. Lot 1 will own the freehold of the driveway. Lot 2 will be granted a right of way over the driveway, and Lot 1 and 2 will have a joint responsibility to maintain.
2. There is adjacent mains water stop cock, with water meter just before the highway.
3. There is also an adjacent connection to mains drainage, this would need a separate pump which is understood to cost approx. £700.
4. There will be an overage clause on the land in view of future development which will be 60/40% on the difference between pastureland and development land with an overage clause duration of 25 years.
5. The detailed planning permission application 17/3374/FULD submitted on 5th December 2017 was approved on the 9th February 2018 and therefore the development approved shall begin before the expiration of 3 years from the date of the permission.
6. There will be a further temporary right of way granted by the vendor from Knappswood Close to allow heavy plant and delivery vehicles access to the site.
7. It is advised that the hope value for the land is very much in the future and there is no immediate possibility for development over the land.
8. The plots can be individually purchased with an acre each with an option to purchase further pastureland if required.
9. Plans may be viewed at the vendor's agent's office; Singleton and Daughter Estate Agents.

Local facilities: Upper Basildon is a much sought after village situated in an area of outstanding natural beauty. Enjoying a very active community; the village hall hosts a number of events during the course of the year including the popular village Market one Saturday a month. The village recreational ground has a football club and an excellent tennis club. The Red Lion is a popular pub serving local ales and food. Various clubs and activities use the church centre and or the main church.

For the equestrian enthusiast there is a large livery yard with many bridle paths surrounding the village. There is an

excellent sporting complex open to public membership at Bradfield College with indoor tennis courts, squash, indoor swimming pool, fitness centre, etc. There are plenty of golf clubs nearby and the Royal Berkshire Shooting School is within easy driving distance.

Upper Basildon benefits from being a few minutes' drive from the nearby Thames side village of Pangbourne which offers a range of amenities including a splendid selection of specialist shops including a butchers, cheese shop, organic farm shop, supermarket, library, doctors, dental practices, hairdressers, pubs and restaurants. Pangbourne station offers fast train links to London Paddington (approx. 45 minutes), Oxford and Reading (soon to have Crossrail giving fast links to The City). Junction 12 of the M4 at Theale is only 6 miles drive giving easy access to airports.

Schools: There are plenty of schools in the area; Upper Basildon Primary School is within walking distance, St Andrew's Preparatory School is only a few minutes' drive, as are Pangbourne College, Bradfield College and Brockhurst & Marlston House Schools. There is also The Oratory School, St Finians, Cranford House, Moultsford Boys School, Downe House, all within easy driving distance. There are bus pick up points locally for Abingdon Boys and St Helen & St Katharine Girls schools in Abingdon and Reading School for boys and Kendrick School for girls in Reading are easily accessible by a short train journey from Pangbourne.

Directions: From the offices of Dudley Singleton & Daughter

Post Code: RG8 8LN

Tenure: Freehold

Services: Mains water, electricity, septic tank drainage, oil fired central heating.

Directions: From the offices of Dudley Singleton & Daughter, turn left, proceed over the mini roundabout, pass The Elephant Hotel, turning first right at St James the Less Church. Proceed up Pangbourne Hill until you see a sign just after the entrance to Pangbourne College to Upper Basildon. Turn right. Proceed along the Pangbourne Road past Morrisson Close and shortly along on the left hand side you will see a sign for Knappswood Farm and a long private drive – turn in here and the property will be found at the end of the drive.

Local Authority: West Berkshire

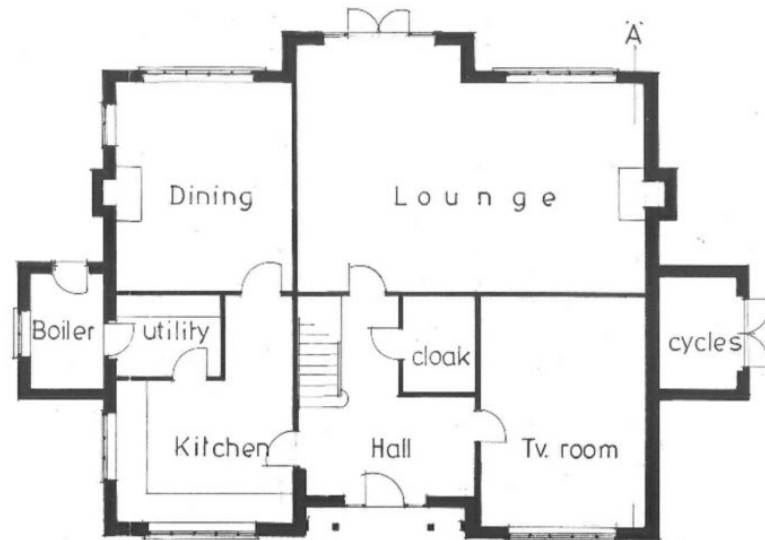
Your attention is drawn to the important notice on page 3

Knappswood Farm Lot 1 - Plot 2



First Floor plan

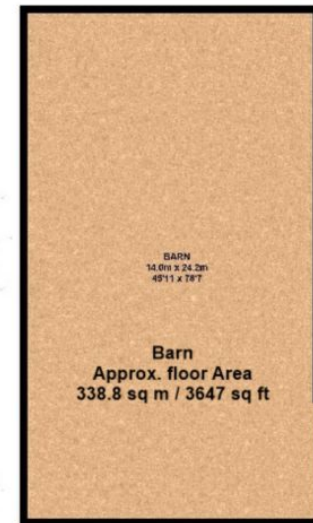
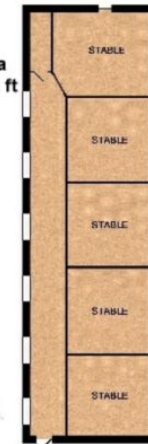
Not to scale



Ground Floor plan

Lot 1 - PLOT 2

Stables
Approx. floor area
100 sq m / 1077 sq ft



Barn
Approx. floor Area
338.8 sq m / 3647 sq ft

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such.

NOT TO SCALE.

Viewing strictly by arrangement with vendor's agent, Dudley Singleton & Daughter,
No. 1 Station Road, Pangbourne, Berkshire, RG8 7AN.

Tel: 0118 984 2662 **Email:** info@singletonanddaughter.co.uk

Websites: www.singletonanddaughter.co.uk, www.rightmove.co.uk, www.mayfairoffice.co.uk, www.onthemarket.com, www.countrylife.co.uk

London Office: Cashel House, 15 Thayer Street, London, W1.

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