



Chartered Surveyors &
Commercial Property Consultants

RESIDENTIAL DEVELOPMENT SITE

FOR SALE

**RIVERSIDE COURT, HAMBRIDGE LANE
NEWBURY, BERKSHIRE, RG14 5XH**

APPROX 0.23 ACRES (0.09 HECTARES)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The site is situated on Hambridge Lane adjacent to a new development of 18 residential units at Riverside Court.

Directions - From the Robin Hood roundabout take the second exit onto London Road heading towards Thatcham (A4). After 500 metres filter into the right hand lane at the junction and turn right onto Hambridge Lane. Follow the road down to the mini roundabout and take the first exit. Riverside Court can be found around 500 metres on your left signposted Votec Centre.

DESCRIPTION

A freehold development site with planning consent for 9 apartments under planning ref 18/02435/OUTD, 19/02113/COND1, 19/02133/REM, 19/03133/OUTD.

The consent is for a 3 storey building with 698.49 sq. m of net development area.

Plans are attached and available from West Berkshire Councils Planning portal.

A CIL contribution is payable in the sum of £237,556.56 in lieu of social housing.

ACCOMMODATION

No	Location	No of Beds	Area
1	Ground Floor	2	66.1 sq. m.
2	Ground Floor	2	70.59 sq. m.
3	Ground Floor	1	45.38 sq. m.
4	Ground Floor	1	47.05 sq. m.
5	First Floor	2	66.10 sq. m.
6	First Floor	2	71.05 sq. m.
7	First Floor	2	94.38 sq. m.
8	Second Floor	2	123.08 sq. m.
9	Second Floor	2	114.76 sq. m.
			698.49 sq. m. net (7,519 sq. ft.)

PROPOSAL

Offers are sought in excess of £550,000 (Five Hundred and Fifty Thousand Pounds).

VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater

Phone: 01635 551441

Email: shane@quintons.co.uk

November 2023

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



