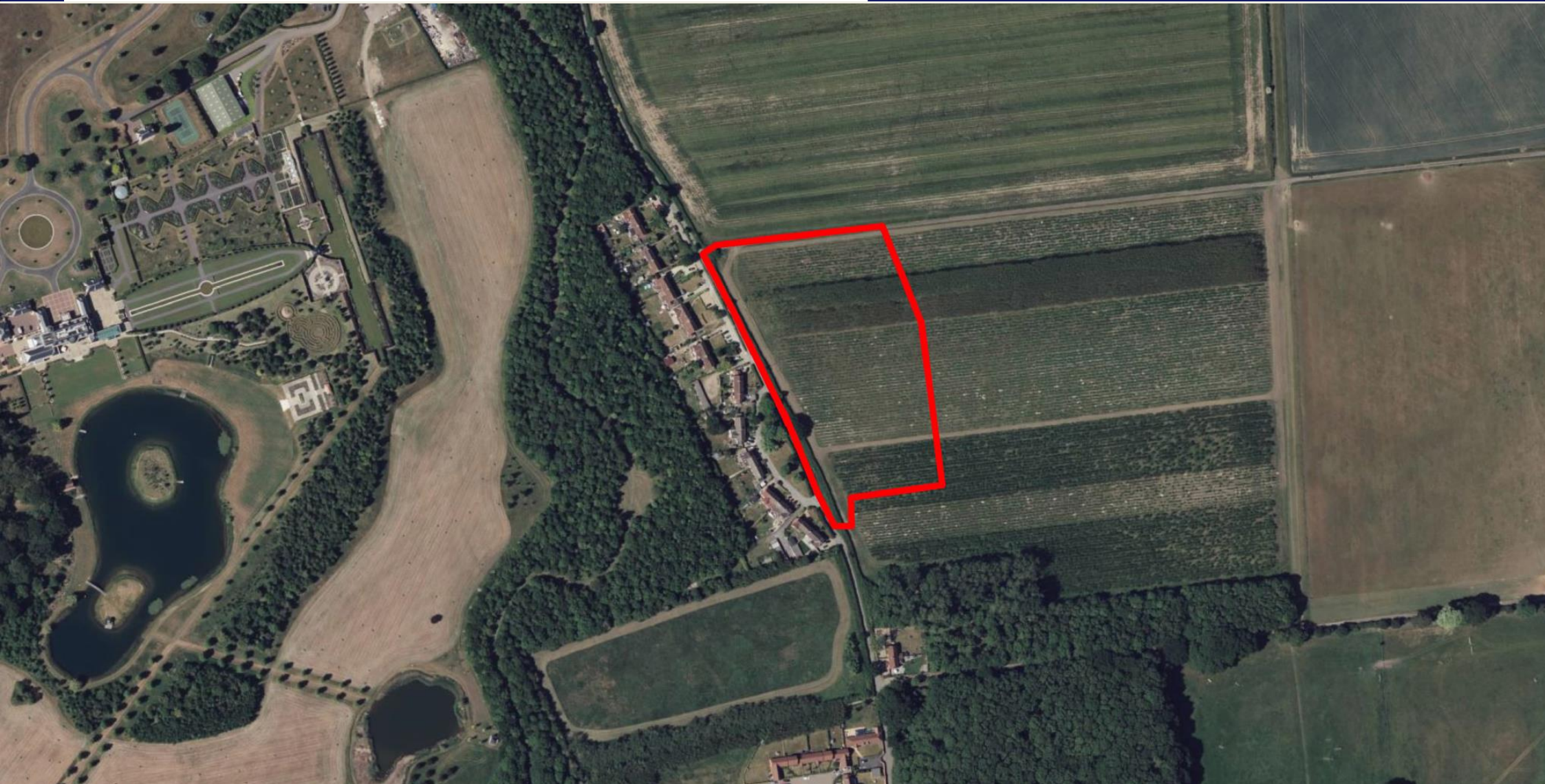


JUNE 2023



RESIDENTIAL DEVELOPMENT OPPORTUNITY LAND AT HONEY LANE, BURCHETTS GREEN



Development Summary

Bidwells are delighted to present an exciting development opportunity residing on the edge of the wider Berkshire College of Agriculture estate, situated to the west of Burchetts Green. Comprising approximately 5.75 acres of developable land, the site is subject to outline planning permission for 26 dwellings.

The site is currently Grade 4 agricultural land, containing Willow Crop in 2 different growth cycles. The crop will be removed by the landowner.

The freehold of the Land is offered for sale by informal tender.

An excellent opportunity to acquire 5.75 acres of developable land with outline planning permission on Honey Lane, west of Burchetts Green.



Location & Connectivity

The site, known as the 'Land off Honey Lane', is accessed directly off Honey Lane. It is situated on the western edge of the Berkshire College of Agriculture estate, west of Burchetts Green. It is approximately 4.5 miles north-west of Maidenhead.

Rail Links

Maidenhead Railway Station is a brief 14 minute drive from the site. The Station provides direct travel to London Paddington in approximately 30 minutes.

Bus Links

There are nearby bus stops located 1.6km to the north in Hurley, and an additional stop at the BCA 1.2km to the east. They are served by bus routes 238 and 239 which are operated by Courtney Buses.

Highways & Access

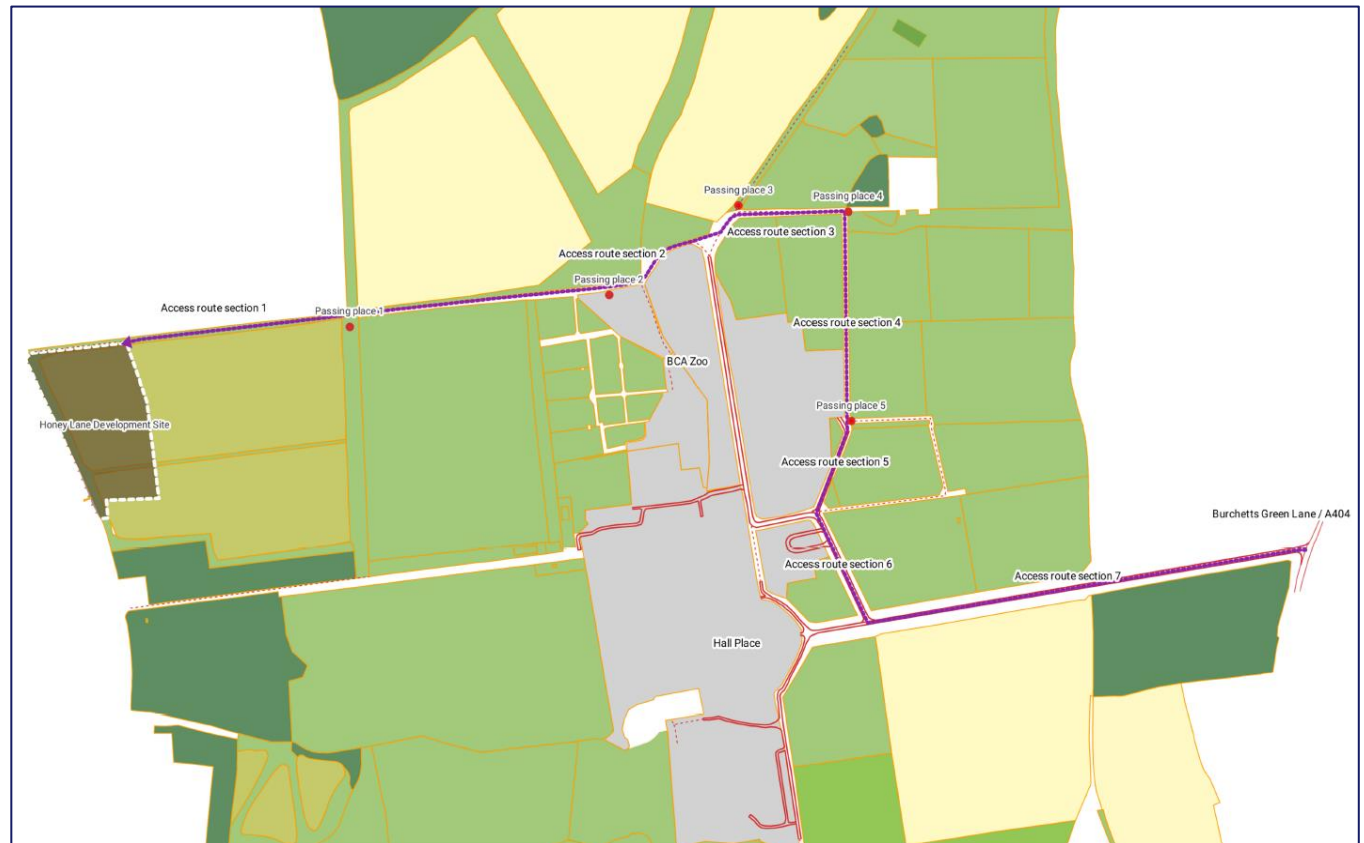
The site is located nearby the A404, providing easy access to both the M40 and the M4. The M40 can be reached via Junction 4 within a 15-minute drive, and the M4 is just a 10-minute drive away via the Holyport Interchange at Junction 8/9.

While site access currently and for the future homes will be from Honey Lane, the construction access will be from within the College land to mitigate local disruption.

Construction Access

Access to the site for construction traffic will be taken through the Berkshire College of Agriculture estate where an existing drive will need to be upgraded. The costs for works that will be required on the access road should be accounted for within the offer.

The College have specified that the upgraded driveway should be specified to last beyond the construction phase and have suitable longevity. Details on the specification expected can be found on the data room.



Proposed site access, highlighted route in purple

Development Opportunity Illustrative Masterplan

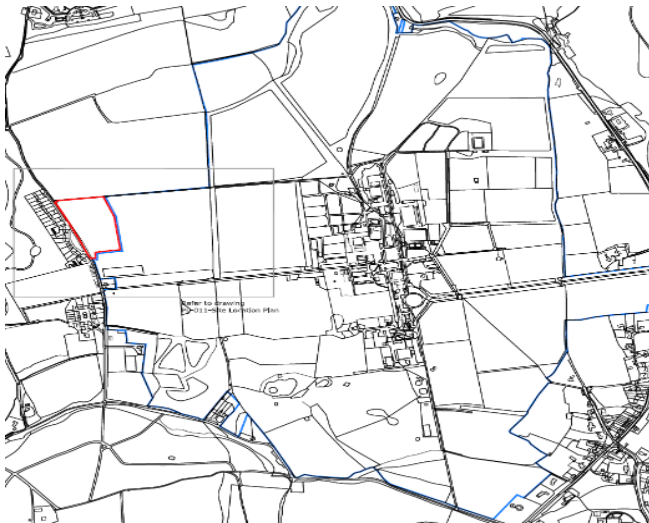


Site Description

The site comprises approximately 5.75 acres, located off Honey Lane in Burchett's Green. The site's primary use is for arable agricultural farming and is currently planted with Willow crop.

Enabling Development

The scheme was granted planning permission on the basis of it being an enabling development for the Berkshire College of Agriculture, in order to resolve the conservation deficit associated with the range of Heritage Assets which reside within the College's estate.



Site location in relation to BCA Campus

Planning

The site has received Outline Planning Permission to enable development of up to 26 dwellings of 2- and 4-bedroom houses. The outline planning application reference number is: 20/01779/OUT.

Local Authority

The Royal Borough of Windsor and Maidenhead
Town Hall, St Ives Road
Maidenhead
SL6 1RF.



BCA Entrance

Information Pack

Further information relating to the site, containing relevant background information, can be found in the online data room at www.HoneyLaneLand.co.uk.

Technical Reports

All reports undertaken relating to the site can be found in the online data room at www.HoneyLaneLand.co.uk

Flooding

The site resides entirely within Flood Zone 1 and is therefore considered to have the very lowest risk of flooding (<0.1% annually).

Existing Willow Crop on Site

The College will be removing the existing Willow Crop towards the end of this summer, with the intention to provide the chosen developer with a clear site.

Section 106

Section 106 contributions are limited to the provision of affordable housing (6 units). The S106 agreement provides for the land receipt to be allocated to the restoration of the heritage assets and their on-going maintenance.

Wayleaves, Easement, Covenants and Rights of Way

The site is sold subject to all wayleaves, easements, covenants and rights of way whether or not disclosed.

Viewings by appointment

By appointment only, the site can be viewed from the road along Honey Lane. Pedestrian access can be taken from the highway. Parking should only be at the off-road parking available next to the sign for the Knowl Hill Bridleway Circuit (see photo), located a very short walk south of the site.

Please **do not** park on the road, opposite or in front of the site, nor on any roadway serving the local houses. Please drive respectfully along Honey Lane and be conscious to keep disturbance of the local residents to a minimum.

Post Code: SL6 6RH.



Available parking, located south of the site

Unit/Tenure Mix

Across the scheme, the unit mix set out in the Outline Planning Application is as follows:

LAND AT HONEY LANE					
Site Area			sqm 23778	sqft 255946	
	House Type	Bed Spaces	Garage (sqft)	GIA (sqm)	GIA inc garage (sqft)
Unit 1	Semi-Detached	2		108.8	1171
Unit 2	Semi-Detached	2		108.8	1171
Unit 3	Semi-Detached	2		108.8	1171
Unit 4	Semi-Detached	2		108.8	1171
Unit 5	Semi-Detached	2		108.8	1171
Unit 6	Semi-Detached	2		108.8	1171
Unit 7	Detached	4		230.2	2478
Unit 8	Detached	4		230.2	2478
Unit 9	Detached	4		242.4	2609
Unit 10	Detached	4		242.4	2609
Unit 11	Detached	4		230.2	2478
Unit 12	Detached	4		255.6	2751
Unit 13	Detached	4	332.0	275.1	2961
Unit 14	Detached	4	332.0	273.2	2941
Unit 15	Detached	4		255.6	2751
Unit 16	Detached	4	332.0	275.1	2961
Unit 17	Detached	4	332.0	275.1	2961
Unit 18	Detached	4		255.6	2751
Unit 19	Detached	4		230.2	2478
Unit 20	Detached	4	332.0	273.2	2941
Unit 21	Detached	4		230.2	2478
Unit 22	Detached	4	332.0	275.1	2961
Unit 23	Detached	4	332.0	273.2	2941
Unit 24	Detached	4		230.2	2478
Unit 25	Detached	4		230.2	2478
Unit 26	Detached	4	332.0	275.1	2961
Total				5710.9	61471

Sale Structure

The site will be sold by Informal Tender. Emails should be sent to freddy.shrieve@bidwells.co.uk. The deadline for submission of offers is **12.00 noon on Wednesday 30th August 2023**.

The Vendor reserves the right not to accept the highest, or any offers.

The Vendor's intention is to sell the site unconditionally with the benefit of the Outline Planning Permission.

All offers should be made on the basis of providing, at least, compliance with the Future Homes Standards (FHS). The College will be interested to understand any other ways of carbon reduction either embedded or incorporated as part of the construction process using proven, market-tested sustainability measures, initiatives and/or technologies.

All offers should clearly state assumptions, funding conditions and Board approval processes.

Agents' Note

For clarification Bidwells LLP wish to inform prospective Purchaser(s) that we have prepared these sales particulars as a general guide. These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact.

Bidwells LLP has no authority to make or give in writing or verbally and representation or warranties in relation to the Site.

Measurements of areas and distance are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the Site has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances, or facilities.

Purchaser(s) shall be deemed to have full knowledge of the state and condition as to the ownership of any tree, boundary or any part of the Site. Purchaser(s) must satisfy themselves by inspection or otherwise. In the interests of Health & Safety, please ensure that you take due care when inspecting the Site which, for the avoidance of doubt, must be made by prior appointment and accompanied by the selling agent or representatives of the Vendor.

Exchange and Completion

Exchange of Contracts will take place 20 working days after the draft contract is issued. A 10% deposit will be payable on exchange.

Completion to take place a maximum of 20 working days after exchange.



View towards inner perimeter along Honey Lane

Further Information

Should you have any queries
or wish to view the property,
please contact:

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Grant.Westall-Reece@bidwells.co.uk

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Susanna.Bowles@bidwells.co.uk

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No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Purchaser(s) shall be deemed to have full knowledge of the state and condition as to the ownership of any tree, boundary or any part of the Property. Purchaser(s) must satisfy themselves by inspection or otherwise. In the interests of Health & Safety, please ensure that you take due care when inspecting the Property must be by prior appointment and accompanied by the selling agent or representatives of the Seller.

Prospective purchasers will be asked to produce identification of the intended Purchaser and other documentation to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

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View out of the site to the north.