



Approximate boundary lines

# FREEHOLD OPPORTUNITY FOR SALE

FORMER INDUSTRIAL UNITS AND YARD WITH **POTENTIAL FOR RE-DEVELOPMENT** (SUBJECT TO PLANNING)

**FORMER INDUSTRIAL UNITS AND YARD**  
POUND LANE, THATCHAM, BERKSHIRE RG19 3TQ

Carter Jonas

## **POUND LANE, THATCHAM, BERKSHIRE RG19 3TQ**

### **FORMER INDUSTRIAL UNITS AND YARD WITH POTENTIAL FOR RE-DEVELOPMENT (SUBJECT TO PLANNING) EXTENDING TO APPROXIMATELY 0.59 ACRES (0.23 HECTARES).**

#### **LOCATION**

The property is located to the east of Pound Lane in Thatcham, a small town that sits to the immediate east of the popular Berkshire market town of Newbury.

Newbury town centre is approximately 2.5 miles to the west of the property and offers a full range of amenities including national and local retailers, restaurants and leisure facilities. The historic town is also home to the popular Newbury Race Course, as well as the headquarters of software company Micro Focus International and Vodafone UK.

Thatcham benefits from strong transport links to Newbury, with a direct bus service via London Road (approximately 20 minutes to Newbury Town Centre). Newbury train station offers mainline services to London Paddington (45 minutes), as well as Reading (26 minutes) and Oxford (72 minutes).

#### **THE PROPERTY**

The property extends to approximately 0.59 acres (0.23 hectares) and is a former Fuel and Vehicle Maintenance depot, comprising two workshops and associated offices, extending to approximately 4,021 Sq. ft. (373 Sq. m.).

Externally the property accommodates block paved and hard core yard areas, that currently house two de-commissioned fuel tanks (Tanks to be removed by Vendor).

- The northern and eastern boundaries of the property lie adjacent to existing green open space backing onto Derwent Road.
- The southern boundary sits adjacent to a scheme of residential apartments with associated car parking off Tarn Howes Close.
- The western boundary sits adjacent to existing residential housing.

#### **PLANNING**

It is considered that the property has good future potential for residential re-development given it is situated within the settlement boundary of Thatcham.

West Berkshire District Council have granted planning permission for the following schemes nearby recently:

- McLean Homes Limited (57 apartments with access road and parking – August 2018)
- Persimmon Homes (41 new homes – November 2018)

Prospective purchasers should make their own enquiries regarding their proposals direct with West Berkshire District Council .

Tel: 01635 519 111 or email: [planapps@westberks.gov.uk](mailto:planapps@westberks.gov.uk) regarding their intended use.

#### **ACCOMODATION**

The buildings have the following approximate Gross Internal Areas:

	Sq M	Sq Ft
Workshop 1	139.2	1,449
Workshop 2	168.8	1,817
Office	65.4	704
<b>Total</b>	<b>373.4</b>	<b>4,021</b>
Site Area	0.19 Ha	0.49 Acre

#### **ACCESS**

Access is currently taken off Pound Lane via an existing driveway laid in concrete. The property benefits from a right of way across this driveway. This is shown edged blue on the aerial plan.

#### **FURTHER INFORMATION**

A Data Room has been prepared to accompany these sales particulars and includes all available technical and legal information, as well as bidding guidance.

Prospective purchasers should note that the Vendor will expect them to have obtained and carefully considered the contents of the Data Room prior to submitting their offer.

This is available at [poundlane-newbury.com](http://poundlane-newbury.com)

#### **METHOD OF SALE**

The opportunity is offered for sale freehold with vacant possession by informal tender.

Offers should be received by email in accordance with the Bidding Guidance contained on the Data Room.

#### **RATEABLE VALUE**

Prospective purchasers should make their own enquires as to the exact rates payable.

#### **VAT**

VAT will be chargeable on sale price.

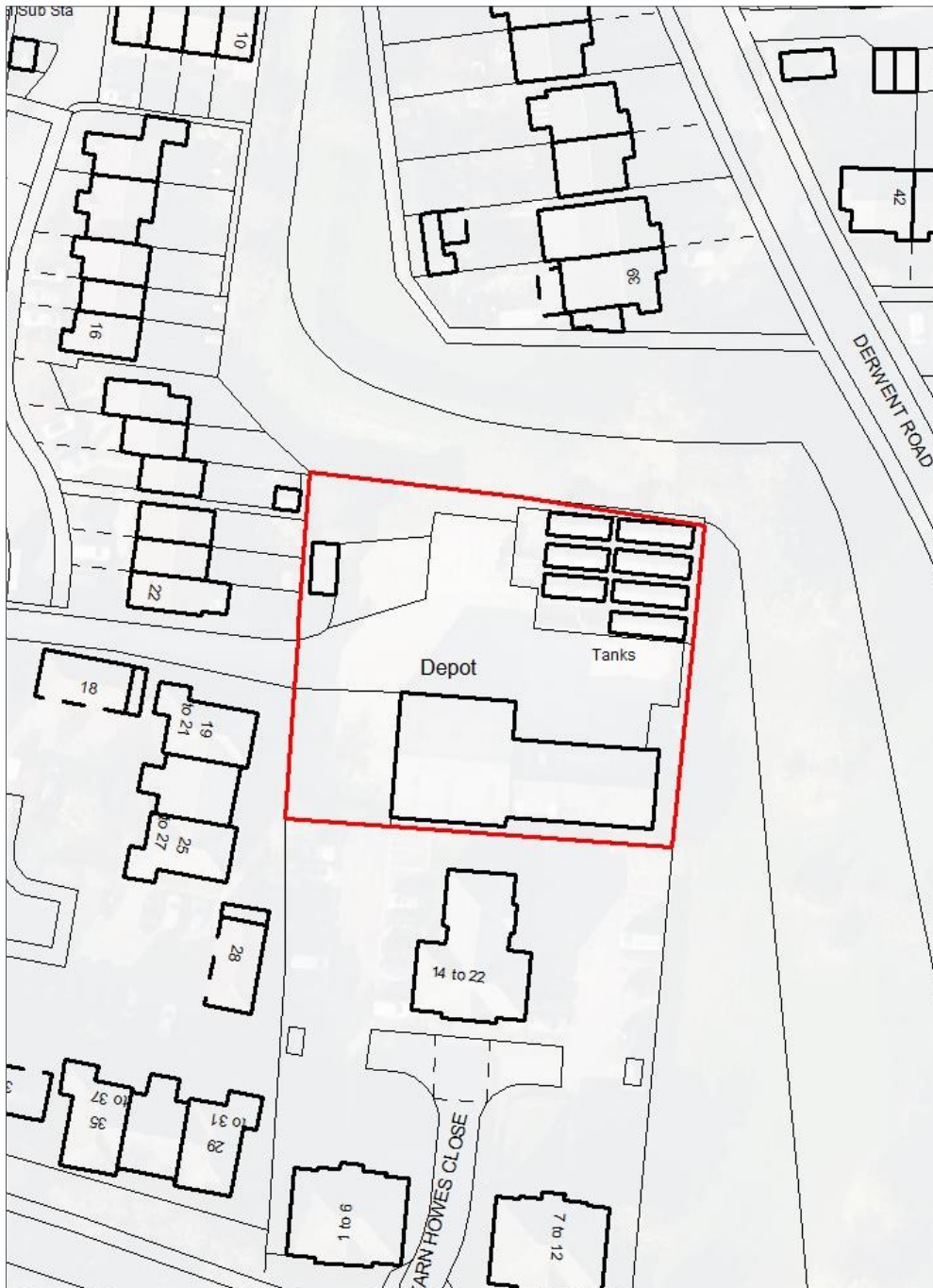
#### **VIEWINGS**

The property may only be viewed by prior appointment with Carter Jonas. Please contact Leo Goodman-Jones on 01865 819633.

Particulars prepared October 2019.



## SITE PLAN



## LOCATION PLAN



**Carter Jonas LLP 01865 819 633**

### **Leo Goodman-Jones**

Leo.goodman-jones@carterjonas.co.uk  
Mayfield House 256 Banbury Road,  
Oxford OX2 7DE

### **James Cordery**

James.cordery@carterjonas.co.uk  
Mayfield House 256 Banbury Road,  
Oxford OX2 7DE

### **Nicholas White**

Nicholas.white@carterjonas.co.uk  
51 Northbrook Street, Newbury, RG14 1DT

### **IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.