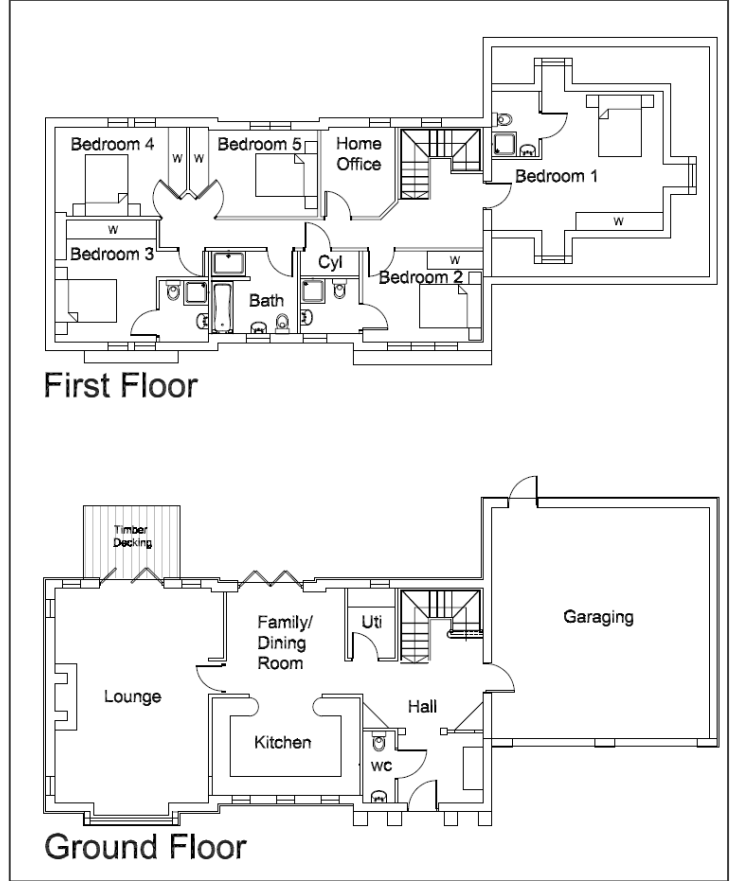


FOR SALE

FORMER CHURCH SITE WITH PLANNING PERMISSION FOR 2,961sq.ft SUBSTANTIAL DWELLING



Site circa 0.33 acres

St Mary's Church Site

Wellington Road

Sandhurst

GU47 9AN

kemptoncarr.co.uk | Reading Office 0118 402 6893



Location / Description

The plot is positioned to the north side of Wellington Road, which comprises a mixture of semi-detached and large detached houses.

Sandhurst is 5.7 miles to the south of Bracknell and Wokingham and circa 20 miles south of Reading town centre, whilst being circa 3 miles north of J4 of the M3.

The site is a 13 minute walk to Sandhurst train station and the local retail, banking and leisure facilities. It is also less than a 10 minute walk to Snaprails Park and Sandhurst Memorial Park.

The site has been cleared for approximately 25 years and has recently obtained planning permission for a substantial 2,961sq.ft 5/6 bed roomed detached property.

Planning No: 20/00117/FUL/APFULZ

The site comprises two titles which are:

BK457167

BK464395

Method of Disposal

The site will be disposed of by market treaty. Our client will consider offers as they are received. A best bid process may be entered into if multiple offers are made.

Price

The freehold of the site is being offered for sale with offers sought in the region of £425,000.

The site is **not** elected to pay VAT.

If the site is purchased for self-build/owner occupation, we understand that there will not be a CIL payment to make. If the site is being purchased for development and sale, or further development, a CIL payment will be due in the region of £100,000.

Viewing

Viewings are strictly by appointment via Kempton Carr Croft.



Viewing and further information

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