

Land Adjoining Peacocks, Hurst, Berkshire, RG10 0DR

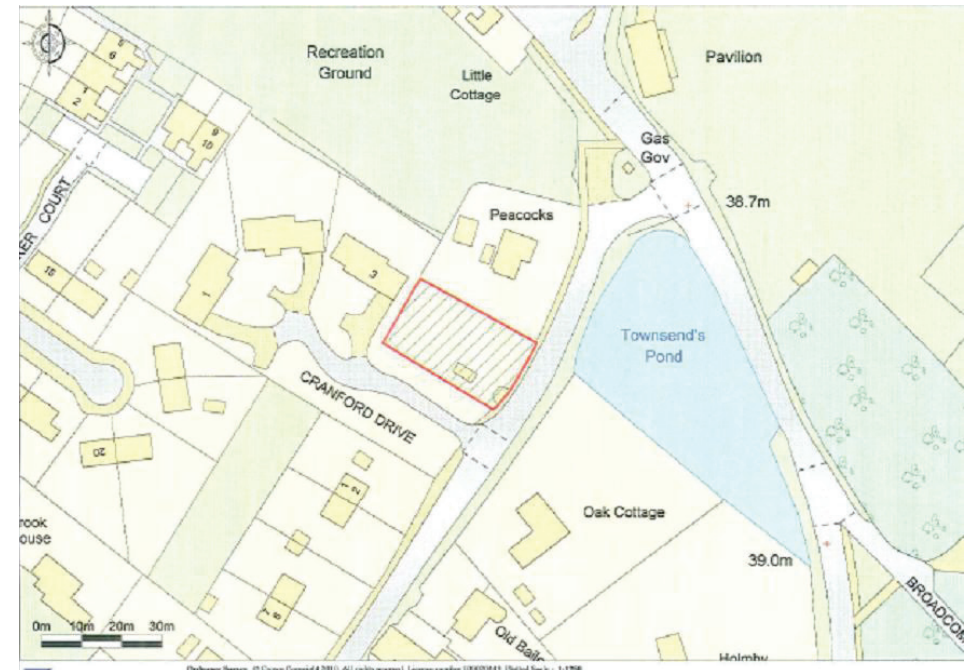


1ST FLOOR
APPROX. FLOOR
AREA 359 SQ.FT.
(33.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 620 SQ.FT.
(57.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 979 SQ.FT. (91.0 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
Made with Metropix ©2010



Map not to scale

OFFERS IN THE REGION OF £300,000 FREEHOLD

Detailed Planning Permission for a Three bedroom detached house

with a Gross internal area of 103m² (1,113 sq.ft)

Prime location overlooking village pond

Total area of 0.065 ha (0.162 acre)

Sale by private treaty

Disclaimer

Notwithstanding purchasers rights under the Property Misdescriptions Act 1991, and whilst every effort has been taken in the preparation of these particulars, they cannot be guaranteed and do not form part of any contract. Purchasers and their legal advisors must satisfy themselves as to the accuracy of the information contained herein.

The information contained in these particulars was believed to be correct at the time of publication and neither the seller nor the selling agent can accept any responsibility for any new information affecting the sale which comes to light after their publication

Purchasers must satisfy themselves that they are able to implement this planning consent to which these particulars relate and that implementation is not prejudiced in particular by The Building Regulation Act 1984, The Highways Act 1980 or any other legislation.

Neither The Flatman Partnership nor the sellers can accept any responsibility whatsoever for information contained in professional reports prepared by third parties that contribute to, or inform, the extant planning approval, in whole or part.

The Opportunity

Situated opposite the village pond, a good sized level single building plot with detailed planning permission for a two storey, cottage style detached home with a gross internal area of approximately 103 square metres (1,113 square feet).

Single plots don't often come to the market and there is always a rarity of building opportunities within a village envelope such as Hurst.

This represents an ideal opportunity for purchasers to build their own home to their individual design and finish preferences.

The Village of Hurst

The Village has retained all of the photogenic features associated with any traditional 'minds-eye' view of the archetypal English Village, from the Pond and the Cricket Pitch to the ancient Church and Almshouses.

Hurst has a wealth of recreational pastimes and events in addition to the many clubs and societies run by village groups <http://www.hvs.org/info/info/clubinfo.html>. Full details of activities and services to be found in Hurst can be found on the Hurst village society website detailed above.

For all its rural ambience, Hurst is a highly sustainable and accessible place to live, with village shops catering for local needs and supported by a large modern Waitrose and other shopping facilities in the nearby village of Twyford. Hurst also boasts a range of good quality restaurants and pubs.

St Nicholas Primary School in School Road is an attractive and particularly well run village school supported by Secondary education facilities in the nearby townships which are well within 'school run' distance.

Road and public transport links to major employment hubs such as Reading, Maidenhead, Heathrow, Slough and London are first-rate. Twyford to Paddington by rail is around 30 minutes.

The village is steeped in History and for potential purchasers wanting to learn more the 'CD Rom of Hurst' with its foreword by David Bellamy is available through the Hurst Village Societies charming and active website.

The Site

The site is level and currently laid to lawn and mature plant beds. It has an area approximately 0.065 Hectares (0.162 Acres) with a frontage to School Road of approximately 20m and a depth of approximately 33.5m. The site has a mature planted boundary to the south, an establish hedge to the road frontage (to be adjusted for site-line purposes) the rear boundary is in part an established planted boundary and in



Church



Almshouses

part an established brick wall. The northern boundary will be a newly constructed brick wall dividing the plot off from Peacocks. This wall being constructed at the expense of the seller.

The site is affected by one protected Oak tree in the south west corner and whilst the seller considers there is adequate distance for the proposed building, purchasers must satisfy themselves that intended construction is sufficiently distant from any root protection zone.

The consented development provides for a shared drive providing vehicular access to Peacocks and purchasers will be responsible for the construction of this driveway as far as the boundary with Peacocks. Road construction specification will be required to be approved by Peacocks and both properties will share an ongoing maintenance agreement on a 50:50 basis.

The mains drain from Peacocks is situated just inside the boundary of the land retained by Peacocks and purchasers will have a legal right granted by Peacocks to connect into it if practically possible in order to avoid the expense of a new highways connection. This connection will be subject to appropriate reciprocal legal easements with Peacocks

The sellers are undertaking commercial services searches and copies will be made available from the seller's agents on request.

Purchasers are responsible for ensuring that ground conditions are suitable for the proposed construction and access for soil investigations can be made available by arrangement.

There is a timber garage on the site which will require demolition. A report into the potential for bats to use the garage as a roosting site has concluded that the garage is unlikely to be suitable for roosting and purchasers will not be required to undertake further investigations prior to demolition.

There is no requirement within the extant planning consent for Archaeological investigation of the site and no require-

ment to satisfy any planning condition in respect of the protection of Newts. Purchasers should though, be made aware that Newts are, notwithstanding planning conditions, a species protected under the Wildlife and Countryside Act 1981 (as amended).

The Planning Permission

Detailed planning permission was granted on 27th May 2008 following an appeal to The Secretary of State. The appeal reference number is APP/XO360/A/08/2065511 and the local authority application number preceding the appeal was F/2007/2233.

The appeal decision allows planning permission for the demolition of the existing garage and erection of a detached dwelling on land adjacent to Peacocks Hurst.

Pursuant to the grant of consent a Planning Gain Compensation Agreement was entered into on April 5th 2008 under s.106 of the Town and Country Planning Act 1990. This agreement will run with the land and it shall be the purchaser's responsibility to make the payments herein.

Under this agreement a contribution of £16,391.06p is required towards local infrastructure broken down as follows;

- Highways contribution £3,900
- Library contribution £229.27
- Monitoring fee £250
- Off site leisure contribution £5, 757.79
- Primary School contribution £2,499
- Secondary School contribution £2,083
- Secondary School sixth form contribution £456
- Special Needs Education contribution £1,216

These sums will increase by the sum prescribed in the Retail Prices Index from the date of the agreement until payment is made to the Local Authority. Payment is due prior to implementation of the development as defined in s56 (4) of The Town and country Planning Act 1990.

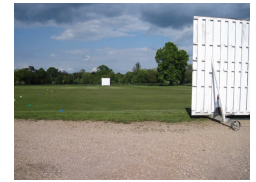
A copy of the appeal decision including planning conditions is available together with a copy of the s.106 agreement and the plans from the selling agents.

Plans and Reports

Plans submitted with the planning application and approved thereto are under reference 1273.6 and 1273.7. These together with reports supporting or informing the planning permission and including a Bat Investigation, Newt investigation, Tree report and Design and Access Statement will be formally assigned to the purchaser upon completion.



Pond



Cricket Ground

Planning Gain and Restrictions

In order to protect the beneficial interest in Peacocks the site will be subject to the following restrictions in favour of Peacocks;

1. No more than 1 dwelling may be erected on the site
2. No dwelling with a ridge height greater than 7.5m shall be constructed on the site
3. No dwelling with a gross internal area (GIA) in excess of 140 square metres shall be constructed on the site.
4. No dwelling shall be constructed less than 12m from the built form of Peacocks

Terms of Sale

The property is offered for sale by Private Treaty and offers are sought with a price guide of £300,000.

As Peacocks remains occupied, viewings are strictly by appointment with the sellers agents who will accompany all prospective purchasers onto the site.

The closing date for offers will be Friday 18th March 2011 or earlier at the sole discretion of the seller.

The successful purchaser will be required to exchange contracts within 28 days from receipt of contract documentation with completion to take place no more than 28 days thereafter.

In the event the seller is caused, in order to perpetuate the planning permission, to pay the contributions due under the s.106 agreement prior to completion, the buyer shall repay the seller as part of the equality monies upon completion.