

## Land for Sale in Tadley Bishopswood Lane, Tadley, Basingstoke, Hampshire

The sale of this land presents an excellent opportunity for purchasers to acquire agricultural land for farming, horse grazing, and amenity or as an investment for future development.

Lot 1 4.78 acres, **UNDER OFFER**

**REGISTER YOUR INTEREST**  
Call +44 (0)845 330 3120



Development adjacent to the site.



Gated entranceway on to the site.



Location of our site in Tadley, Hampshire

### The Local Area

This site is situated within Tadley, a town close to the northern border of desirable Hampshire, where it meets Berkshire. It is six miles north of Basingstoke, ten miles south west of the large town of Reading and ten miles south east of Newbury.

### Development in the Area

The land to the West of this site has a lapsed option from George Wimpey homes and in the local plan it has stated that 60% of futures development until 2016 will be on Greenfield sites with Tadley identified as an area able to cope with future growth.

The local development scheme provides land for the development of between 12,060 and 14,060 dwellings between 1996 and 2011, and a further 4,400 dwellings between 2011 and 2016.

### Planning and Designation

The land is sold subject to all existing easements, wayleaves and rights of way, whether public or private, or wayleave easements and other rights whether specifically referred to or not.

The land is designated within the Basingstoke & Deane Borough Council (August 1996) as Green Field.

The land is being offered for sale without the benefit of planning permission and any future development would be subject to gaining the appropriate planning consents.

### Site Access

Bishopswood Lane runs along the southern boundary of the land.

### Transportation Links

- 41 miles to London Heathrow Airport
- 4 miles to Aldermaston Railway Station  
5 miles to Bramley Railway Station  
6 miles to Basingstoke Railway Station
- Tadley is served by Stagecoach with a regular service to Basingstoke.

### Timbers, Minerals & Sporting

All standing timber, together with sporting rights and minerals are included in the sale in so far as they are owned.

### Local Authorities

Basingstoke and Deane Borough Council,  
Civic Offices, London Road,  
Basingstoke, Hants, RG21 4AH