

# FOR SALE



## LAND AT MANOR FIELD

Tidmarsh Lane Tidmarsh Reading Berkshire RG8 8HG

TYPE	AGRICULTURAL / EQUESTRIAN LAND
TENURE	FREEHOLD
PARCEL 1	4.629 HECTARES (11.44 ACRES)
PARCEL 2	0.479 HECTARES (1.183 ACRES)

### KEY POINTS

- > Edge of settlement position
- > Available as two separate parcels
- > Potential for development STP
- > Freehold available with vacant possession
- > Suitable for a variety of uses

## Location

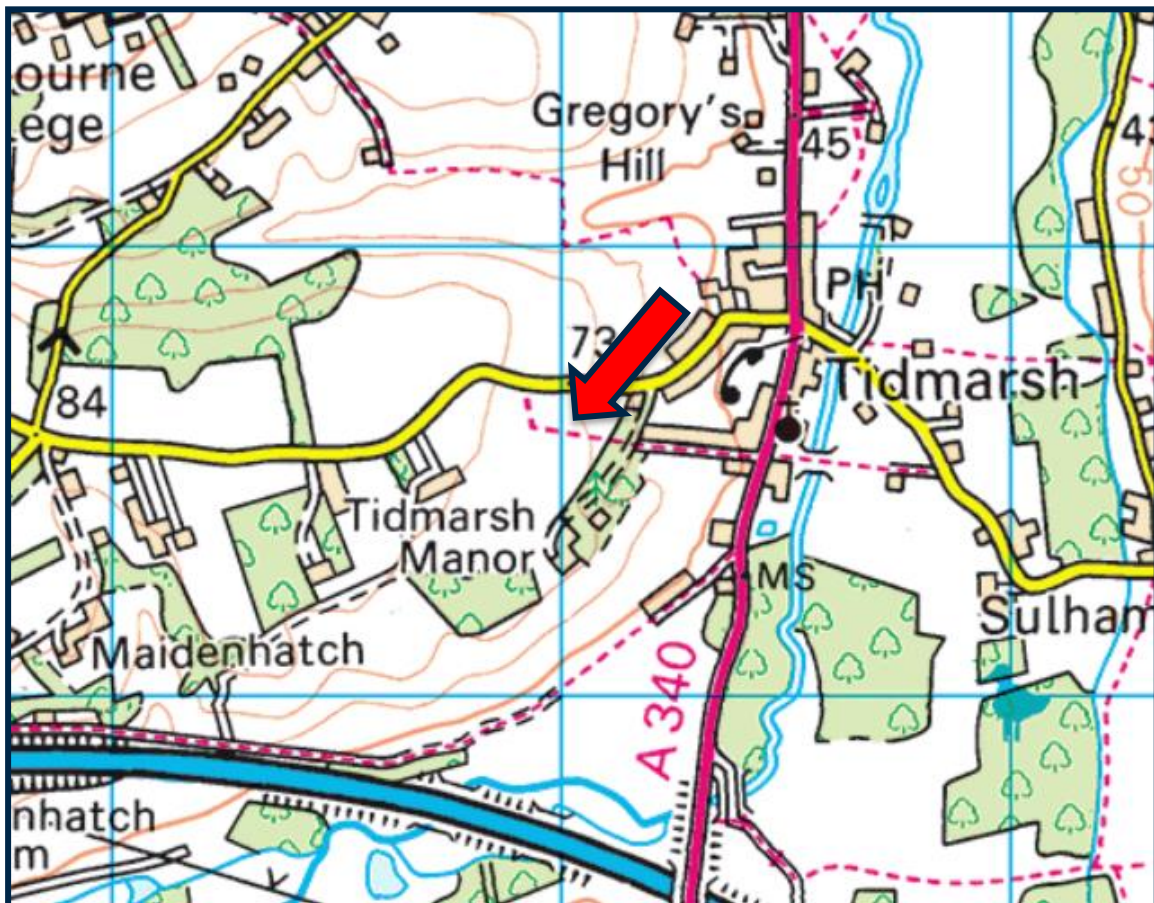
This property lies to the south of Tidmarsh Lane, approximately 500 metres to the south west of its junction with the A340 in a rural location on the outskirts of the sought after Berkshire village of Tidmarsh.

The large village of Pangbourne and major town of Reading lie approximately 1.5 miles to the north and 5 miles to the south east respectively.

Junction 12 of the M4 lies approximately 2 miles southeast of the property.

The immediate vicinity provides a mix of agricultural/paddock land, woodland and residential dwellings.

We would refer you to the location plan below for further information.



Plan For Information Purposes Only. Not To Scale

## Description

A copy of a 1:5000 Ordnance Survey extract plan accompanying these particulars of sale shows the approximate boundaries of Parcel 1 edged in red and Parcel 2 edged and hatched in blue.

### Parcel 1

Parcel 1 is held under Title No. BK167309 and comprises an irregular shaped parcel of grassed agricultural land of approximately 4.629 hectares (11.44 acres) which slopes downwards on a gentle gradient from north to south.

A public right of way (TIDM/7/2) goes across the land from east to west.

The land is largely contained by wooden post and wire and metal fencing, hedging and leylandii trees and is bordered by Tidmarsh Lane at its northern boundary, Parcel 2 at its eastern boundary, a private road at its southern boundary and equestrian land at its western boundary.

Access to the land can be achieved via a metal farm gate on Tidmarsh Lane to the north and on a private road to the southeast. We are informed that the property benefits from access rights over the private road.

Water is available to be supplied on request.

### Parcel 2

Parcel 2 is held under Title No. BK362338 and comprises an enclosed, almost rectangular shaped parcel of land of approximately 0.479 hectares (1.183 acres) which is separated from Parcel 1 by mature leylandii trees and is surrounded by residential development on its northern and eastern boundaries, as illustrated on the OS plan.

Access to the land is currently achievable across Parcel 1 from the metal farm gate fronting onto the private road to the south, although potential exists for a separate entrance to be created directly onto the private road.

We would refer you to the photographs of both parcel accompanying these particulars for sale for further information.

## Tenure

The property will be sold freehold with full vacant possession given on completion.

## Guide Price

Parcel 1 - £20,000 per acre

Parcel 2 – No guide



## Planning

Our enquiries with the local planning authority reveal that the property has no recent material planning history.

West Berkshire Council published its updated five-year housing land supply in February 2025 which demonstrated that the Council can currently demonstrate only a 2.6 year supply of deliverable housing sites. Because of this, the presumption in favour of sustainable development, as outlined in paragraph 11 of the NPPF is engaged.

Parcel 2 is located outside but immediately adjacent to the Tidmarsh Settlement Boundary as defined on the West Berkshire Online Map.

We would refer you to the Settlement Boundary Plan below which shows Parcels 1 and 2 together edged green.

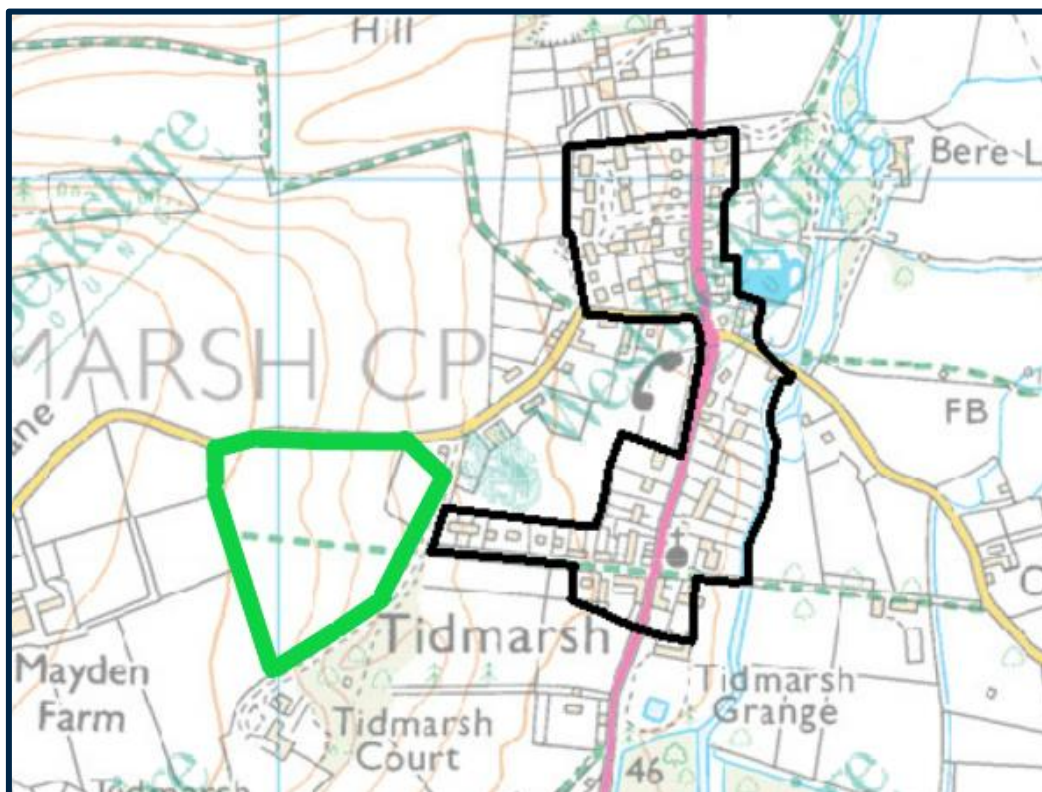
Due to the property's edge of settlement position, we believe that Parcel 1 could hold potential for some form of development in the long term, whilst Parcel 2 could hold more immediate development potential, subject to obtaining planning permission.

Any planning related queries should be directed to the Local Planning Authority:

West Berkshire Council

Telephone: 01635 551111

Web: [www.westberks.gov.uk](http://www.westberks.gov.uk)



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## Services

We are advised that water services can be provided to the property on request however, prospective purchasers are advised to make their own independent enquiries of the individual authorities to verify the capacity and availability of other services such as electricity.

## Method of Sale

The property is available for sale by way of informal, non-binding tender with the vendor reserving the right not to accept the highest or any offer and also reserving the right to withdraw the property from sale or to vary the method of sale at any time without notice.

### Parcel 1

Offers are sought for the freehold interest on an unconditional basis (subject to contract only) basis. All offers must be made in writing for a fixed sum.

Exchange of contracts is to take place within four weeks of receipt of the draft sale contract with a 10% deposit payable.

Completion is to take place within four weeks of exchange of contracts with the full balance of the purchase price payable immediately upon completion of the sale.

### Parcel 2

Offers are sought for the freehold interest either on a conditional on planning or unconditional (subject to contract only) basis. All offers must be made in writing for a fixed sum.

#### Unconditional Offers

If an unconditional offer is accepted, completion is to take place within four weeks of exchange of contracts with 10% payable on exchange and the full balance of the purchase price payable immediately upon completion of the sale.

#### Conditional (Subject to Planning) Offers

All conditional (subject to planning) offers must be made net of anticipated S106/CIL costs and other anticipated abnormal costs associated with the development of the site. Any anticipated S106/CIL and abnormal costs should be clearly quantified in the offer letters.

If a conditional offer is accepted, a 10% deposit will be payable upon exchange of contracts with completion to take place within eight weeks of the grant of planning permission with the full balance of the purchase price payable immediately upon completion of the sale.

All conditional offers should confirm:

- Full details of the purchaser's proposed development scheme including the number, type and mix of units, together with an indicative layout plan and floor areas.
- The purchaser's proposed timetable and strategy for achieving planning permission.
- That all planning application and any appeal costs will be borne by the purchaser.

## Overage

If either Parcel 1 or 2 is sold unconditionally, the vendor will require an overage payment if planning permission is granted for development on the property within 21 years from completion. The amount of overage payable will be equivalent to 25% of the uplift in the value of the land attributable to the grant of the planning permission over and above the current sale price making allowance for inflation based on RPI.

All Offers should be marked "Land at Manor Field, Tidmarsh Lane, Tidmarsh, Reading – Offer to Purchase" and addressed to:

Mr Will Morris, Haslams Surveyors LLP  
Apex  
Forbury Road  
Reading  
Berkshire  
RG1 1AX  
or  
willmorris@haslams.co.uk

## Anti-Money Laundering Regulations

To comply with Anti-Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers.

## Enquiries

All enquiries should be directed to the vendor's sole agent:

Haslams Surveyors LLP  
Apex  
Forbury Road  
Reading  
Berkshire  
RG1 1AX

Telephone: 07718 107869 (Will Morris)  
Telephone: 0118 921 1500 (Switchboard)

Or email: [willmorris@haslams.co.uk](mailto:willmorris@haslams.co.uk)

## Viewings

Viewings of the property will be strictly by appointment only. Please note that private parties must not enter the property without prior authority and any inspection of the site is at the prospective purchaser's risk. We recommend that during the viewing the property is accessed via the metal form gate located at what3words /// thud.sunblock.gearing.

**Misrepresentation Act 1967** – Haslams give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars are to be relied on as statements or representations of fact; intending parties must satisfy themselves as to the correctness of each of these statements.
3. Haslams and their clients have no authority to make or give any representation or warranty in relation to the property.

**Finance Act 1989** – Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

**Consumer Protection from Unfair Trading Regulations 2008** – These details are believed to be correct as at June 2025 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

Particulars Printed June 2025



Will Morris

0118 921 1511  
[willmorris@haslams.co.uk](mailto:willmorris@haslams.co.uk)





View of site entrance from Tidmarsh Lane looking south east



View of site entrance from private road looking north west





View from within Parcel 1 looking east



View from within Parcel 1 looking north

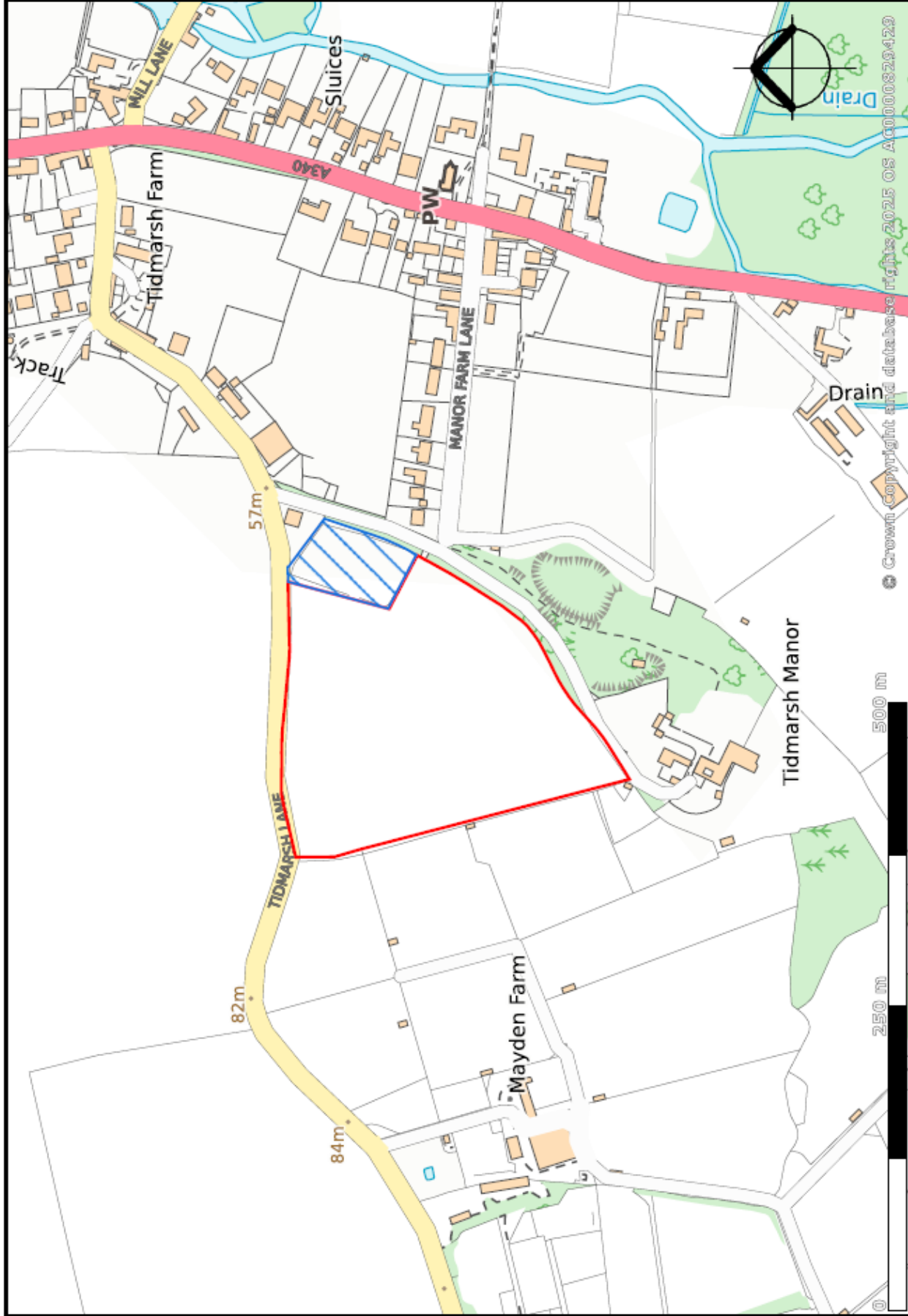




View from within Parcel 2 looking south



View from within Parcel 2 looking north east



created on **edozo**

Plotted Scale - 1:5,000

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