



VANTAGE
LAND
01727 701303



HAVENMERE, SULHAMSTEAD, READING, BERKSHIRE
LAND FOR SALE ON SULHAMSTEAD ROAD IN SULHAMSTEAD READING, RG7 4DD

A RARE OPPORTUNITY TO OWN AN IDYLIC PARCEL OF LAND WITH UNTAPPED POTENTIAL

Havenmere is an enchanting 6.65 acre parcel of attractive pasture land nestled between the highly sought-after and affluent villages of Sulhamstead and Ufton Nervet.

At the heart of the land lies a large, natural rainwater pond, which measures over an acre at its fullest. This stunning feature attracts a variety of wildlife including a resident population of ducks, making it an idyllic haven for nature lovers.

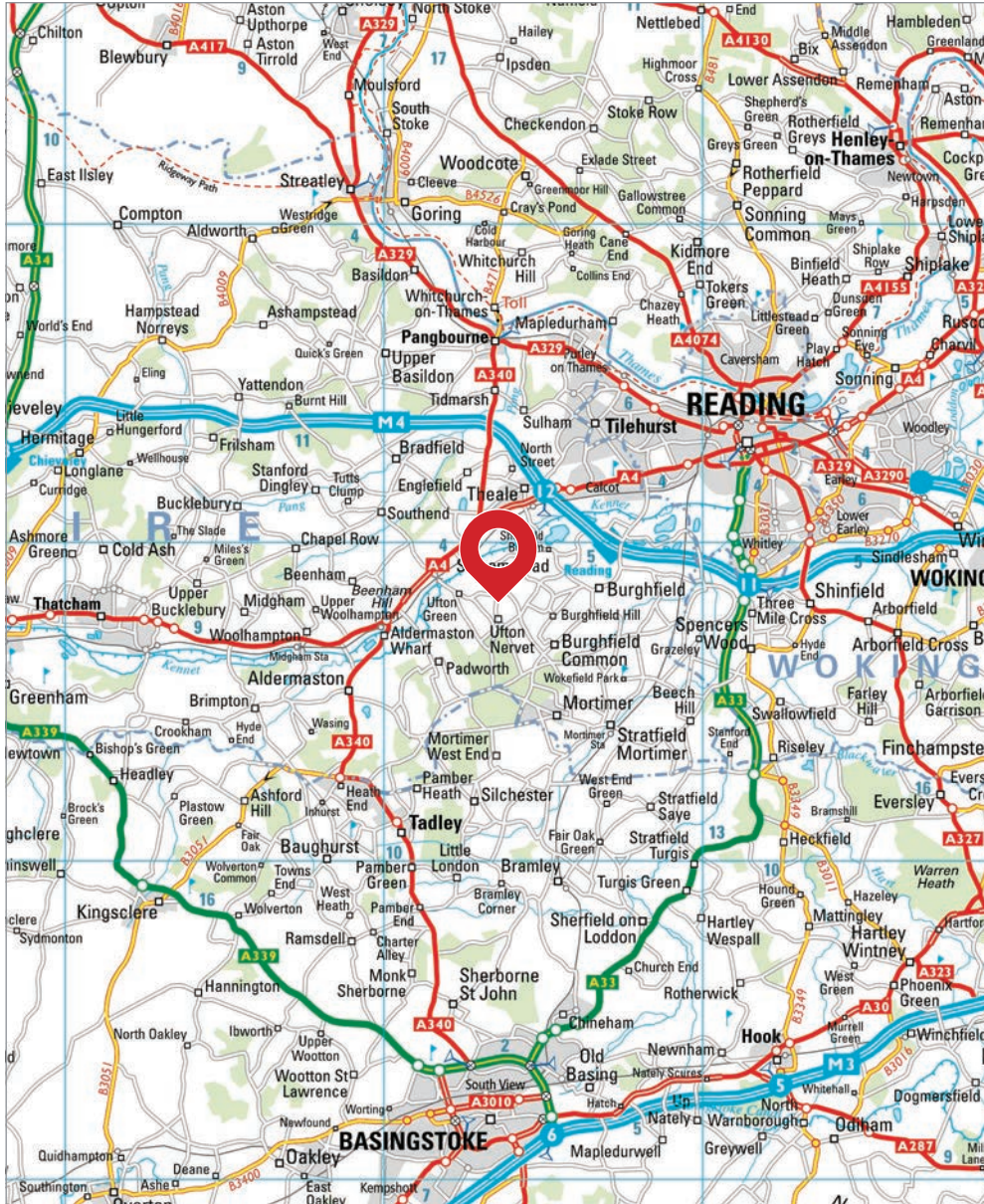
The land is enclosed in the main by a mixture of fencing, mature trees and established hedgerows, offering both privacy and character. It also benefits from excellent road frontage on two sides.

Ideally situated between Reading and Newbury, Havenmere lies close to Burghfield Common and Theale, the latter providing mainline rail services into London Paddington in as little as 35 minutes. With easy access to the M4 and M3 motorways, the area combines rural charm with superb connectivity.

The land is currently suitable for a variety of amenity and recreational uses subject to any necessary consents. It should also be noted that planning permission has been approved on adjoining land for a dog walking facility and large barn, reflecting the local council's support for rural enterprise and future potential in the area.



Lot	Size	Guide Price
Havenmere	6.65 acres	£185,000



LOCATION

- ◆ Between Upton Nernet & Sulhamstead
- ◆ 1.5 miles to Burghfield Common
- ◆ 2.1 miles to Theale
- ◆ 4.4 miles to Tadley
- ◆ 4.9 miles to Baughurst
- ◆ 5.8 miles to Reading
- ◆ 7.4 miles to Thatcham
- ◆ 9.8 miles to Basingstoke
- ◆ 10.2 miles to Newbury

The land is pleasantly situated between the highly desirable villages of Sulhamstead & Upton Nernet, offering the perfect blend of tranquillity and connectivity.

Day-to-day amenities can be found in nearby Burghfield Common or Theale, both of which provide a good selection of shops, cafés, pubs and restaurants.

Theale also has mainline rail services to Reading and London Paddington, the latter of which can be reached in just 35 minutes.

Lying just south of the A4, the land is ideally located between Reading & Newbury.

TRANSPORT LINKS

- ◆ 1.3 miles to the A4
- ◆ 1.8 miles to Theale Train Station *
- ◆ 2.3 miles to M4 (J12)
- ◆ 10.4 miles to M3 (J6)

The large town of Reading has plenty to offer with excellent shopping, dining, leisure and entertainment options. Newbury is more of a traditional market town with individual shops and restaurants. It has a vibrant arts scene and is home to the famous racecourse.

This fabulous location is supported by excellent transport links. As well as the aforementioned Theale station, the land is within easy reach of both the M3 & M4 motorways.

* Journey Times: 8 mins to Reading; 14 mins to Newbury; 35 mins to London Paddington



Havenmere measures 6.65 acres and is clearly defined in the main by a mixture of post & wire fencing and an established treeline & shrubbery border.

LOCAL DEVELOPMENT

There has been a variety of small-scale development & change of use on a number of parcels of land in the local area, such as agricultural buildings, equestrian use and dog training.

Of particular note is the land bordering Havenmere to the north, which was granted planning permission for a dog walking facility, including a new 220m² barn, to support the development of a new business (Planning Ref. [19/02984/COMIND](#)).

In fact, West Berkshire Council encourages development proposals that contribute to the rural economy. Under Policy DM35 in the “West Berkshire Local Plan Review 2023-2041” it states:

“Rural West Berkshire plays an important role within the District’s economy and therefore it is essential that the businesses within it and the communities that rely on them are supported through planning policies and decisions.”



LOCAL AUTHORITY

West Berkshire Council
www.westberks.gov.uk

LAND DESIGNATION

The land is Greenfield. Any development or change of use would be subject to the appropriate permission.

PLANNING

There are no current planning applications on the land.

NO OVERAGE

There is **no overage or clawback** on this land – rare in today’s land market.

PROPERTY PRICES

The land is situated within an extremely affluent area where property prices are **112% above** the national average (Source: *Rightmove*).

These premium prices reflect the desirability of the area as a place to live and own property – including land.



Havenmere attracts a variety of wildlife, making it an idyllic haven for nature lovers.



A large, natural rainwater pond, which measures over an acre at its fullest.



An attractive drainage ditch runs along the southern boundary.



The land is flat and the eastern part remains dry.



The land benefits from road frontage onto both Sulhamstead Road & White's Hill Road.

LAND VALUES

Average pasture land prices within the region are **9% higher** than the national average. With a wide range of potential uses, agricultural land remains an attractive investment for a diverse range of buyers.

This is supported by the fact that **over the past five years, land values have risen by 25%** outperforming the residential property market.

RECREATION

Lying just outside the North Wessex Downs the land is perfectly placed to explore Berkshire's beautiful countryside. The area is ideal for nature enthusiasts and walkers, offering scenic trails, woodland paths, and waterside routes.

METHOD OF SALE

The land is offered for sale by private treaty. The freehold is available with vacant possession on completion. In accordance with the Estate Agency Act 1979 we, the selling agent, disclose that we have an interest in the land.



Full vehicular access is granted from a double-gated entrance to the south.

ACCESS

The land benefits from road frontage onto both Sulhamstead Road & White's Hill Road. Full vehicular right of way is provided to the land via a double-gated entrance on Sulhamstead Road to the south. If you require any further information, please call 01727 701303.

WHAT3WORDS

what3words have divided the world into 3 metre squares and have given each square a unique combination of three words.

The double-gated entrance on Sulhamstead Road can be found here – [///today.idealist.seaside](https://today.idealist.seaside)

The south-west corner of the land can be found here – [///evoked.position.seagulls](https://evoked.position.seagulls)

VIEWING

To arrange a viewing, please call 01727 701303 to speak to one of our experienced land consultants or email enquiries@vantageland.co.uk.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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