



VANTAGE
LAND
01727 701303

CARRIAGE FIELD, UFTON NERVET, READING, BERKSHIRE
LAND FOR SALE ON SULHAMSTEAD ROAD IN UFTON NERVET READING, RG7 4EW

A RARE LANDHOLDING WITH A LONG-ESTABLISHED ON-SITE TRAILER & EXCITING POTENTIAL

We are pleased to present Carriage Field, a rare and exciting opportunity to acquire 7 acres of land in the desirable village of Ufton Nervet.

Uniquely included within the sale is a trailer measuring approx. 6.8m x 2.4m, which has been in situ since 2005 and provides useful on-site space for storage and operational purposes.

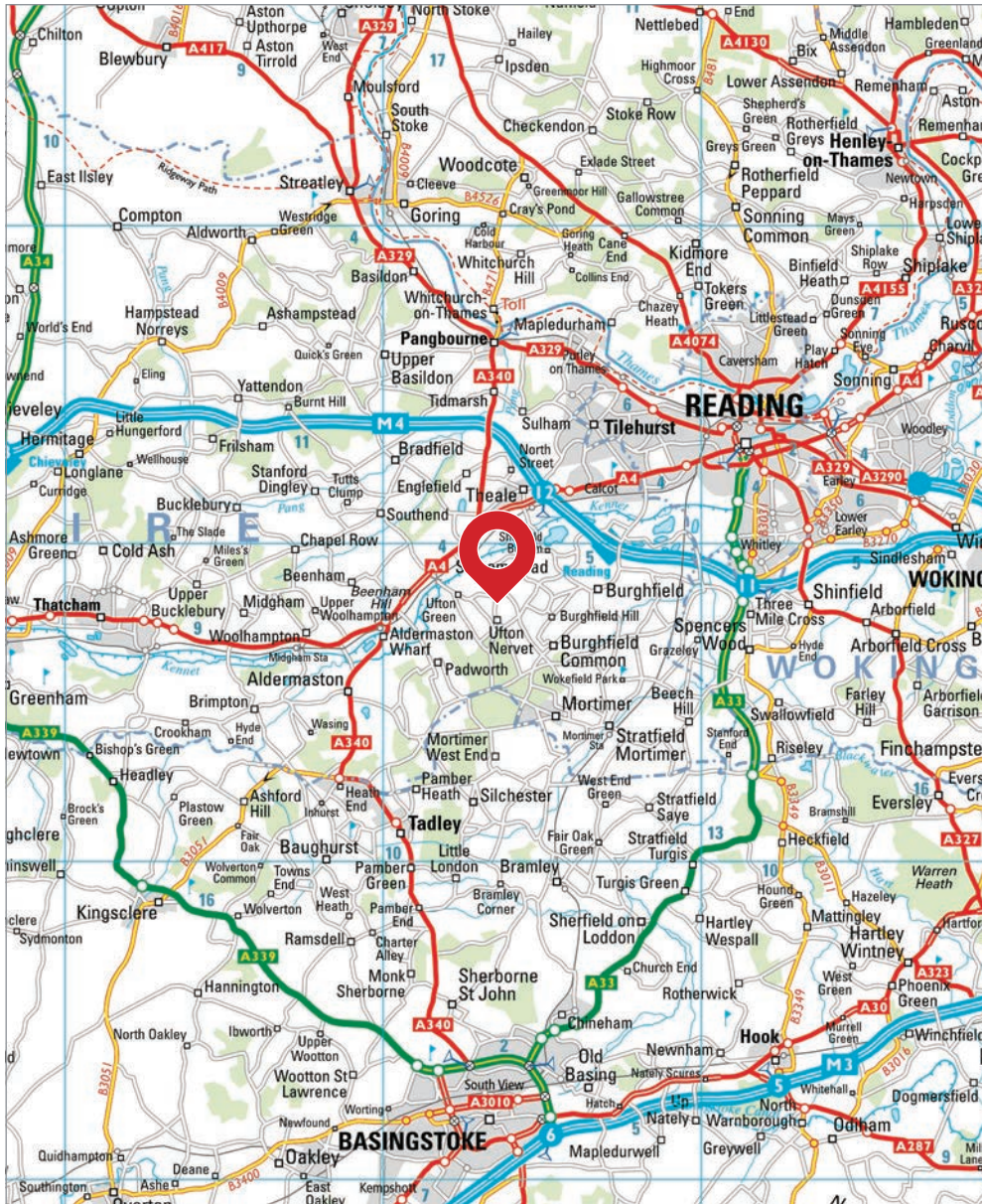
The site is set-down from the roadside and screened by mature trees and vegetation providing excellent privacy. The land pleasantly slopes to the south and features a drainage ditch running part way across the site from west-to-east.

Perfectly located between Reading and Newbury, the site benefits from good access to the M4 and M3 motorways as well Theale station, which provides rail services into London Paddington in just 35 minutes.

Carriage Field offers versatile amenity and recreational uses, subject to any necessary consents. Its location within an area supportive of rural enterprise, together with recent planning permission on land to the north for a dog walking facility and large barn, highlights its potential for future diversification and investment.



Lot	Size	No Overage	With Overage (see page 5)
Carriage Field	7.00 acres	Guide Price: £225,000	Guide Price: £190,000



LOCATION

- ◆ Between Upton Nivet & 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 Upton Nivet & Sulhamstead, 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.

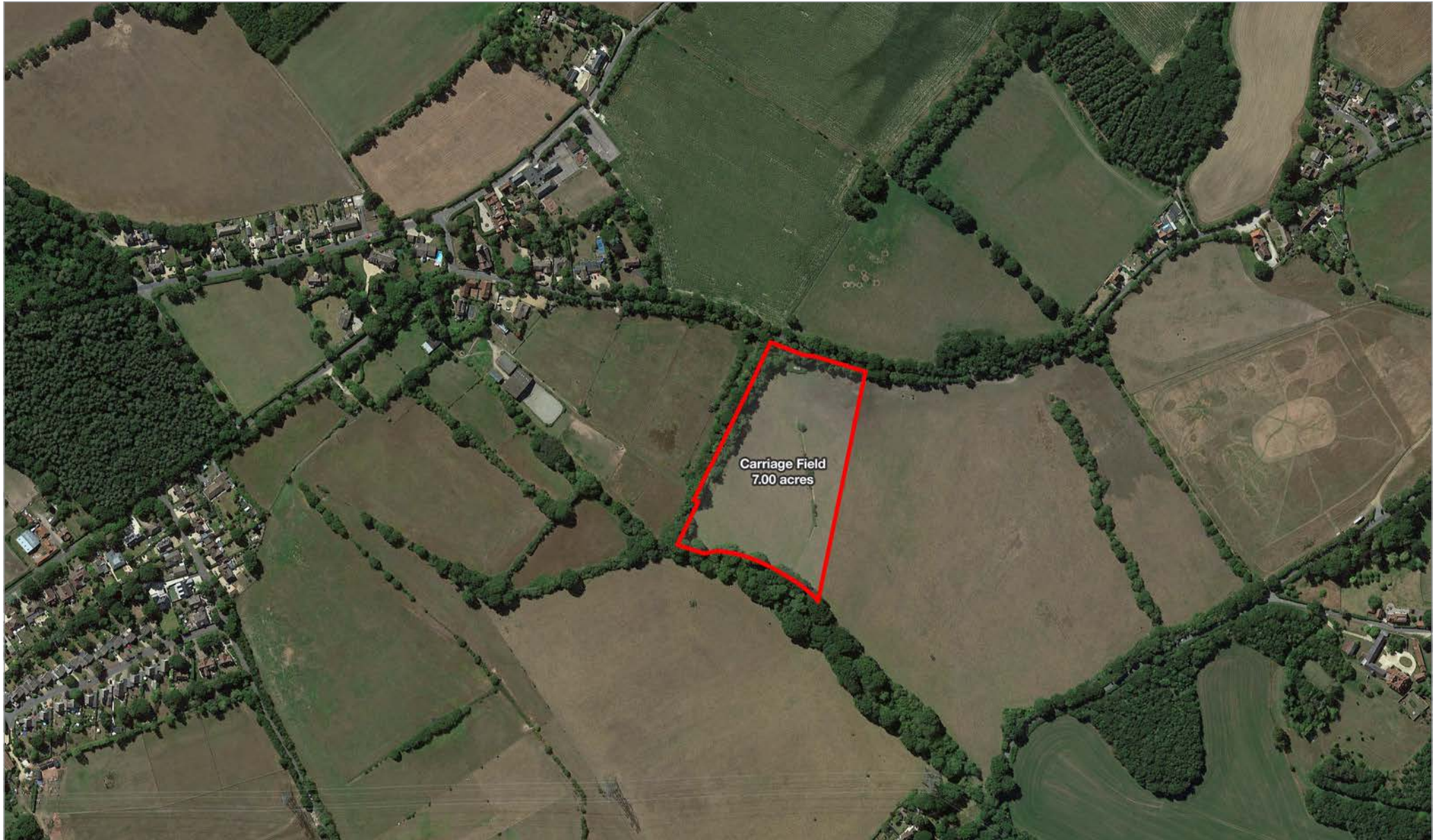
TRANSPORT LINKS

- ◆ 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



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 just 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. There are no current planning applications on the land.



The trailer measures approx. 6.8m x 2.4m and has been in situ since 2005.

OVERAGE OPTIONS

The land is available to purchase on either of the following terms:

- 1. No overage — Guide Price: £225,000**
The land is offered without an overage provision, which is increasingly rare in today's land market.
- 2. With overage — Guide Price: £190,000**
The land is offered subject to an overage provision, whereby 25% of any uplift in value following the grant of planning permission for development other than agricultural or equestrian purposes will be payable to the seller. The overage will apply for a period of 33 years from the date of completion.



PROPERTY PRICES

The land is situated within an extremely affluent area where property prices are **76% above** the national average (*Source: Zoopla*). These premium prices reflect the desirability of the area as a place to live and own property – including land.

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 26%** 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 provided via a double-gated entrance to the north, safely set back from the road.

ACCESS

The land benefits from 68m of road frontage onto Sulhamstead Road. Full vehicular access is provided via a double-gated entrance to the north, safely set back from the road. 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.idealists.seaside](https://today.idealists.seaside)

The north-western corner of the land can be found here – [///pencils.ironclad.outdoor](https://pencils.ironclad.outdoor)

The trailer that has been in situ since 2005 can be found here – [///crackled.cheeses.only](https://crackled.cheeses.only)

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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