

Land and Buildings at Holybrook Farm | Burghfield Common, Berkshire | Carter Jonas

Land and Buildings at Holybrook Farm Burghfield Common Reading Berkshire RG30 3RA

A well-located property with commercially let buildings and storage yard providing established income

The land and buildings at Holybrook Farm comprise an extensive former farmyard with a range of mainly steel portal framed farm buildings around a concrete yard with storage containers, parcel of pasture and telecoms mast.

Delivering an annual rental income of excess £130,000 there is other income alongside this and scope to increase the commercial activities (STP).

In all extending to 7.86 acres (3.18 hectares).

For sale by private treaty as a whole.

Carter Jonas







Location

Holybrook Farm is located between Southcote, Calcot and Tilehurst to the north and Burghfield Common to the south. All providing good local amenity and transport links the property benefits good access to the M4.

Amenities

The local areas of Southcote, Calcot, Tilehurst and Burghfield Common all benefit from a range of amenities including but not limited to shops, pubs, garages and medical facilities.

Property

The property has mains water and electricity connected and it benefits from direct road access. All buildings, apart from a traditional farm building, are let to commercial tenants. The property provides an investment opportunity or an opportunity for a variety of uses, subject to relevant planning consents.

Farm Buildings

The buildings at Holybrook Farm are set around a yard area of excess 2 acres (0.80 ha) comprising a range of mainly steel portal or concrete framed buildings, some converted and let for commercial use.

The buildings are briefly described below, the data room has a plan and further schedule.

A1. Single storey rendered building with toilet, kitchen and roller shutter door. Approximately 14m x 9m.

A2. Single storey rendered office building with toilet and kitchen. Approximately 4.5m x 10m.

A3. Single storey rendered building with pedestrian door and sliding doors, toilet & kitchen.

B. Re-clad portal framed Dutch barn providing 4 individual units with box profile exterior and roller shutter doors with 2 x toilets and kitchen facilities. Approximately 7.5m x 22m.

C. Steel portal framed enclosed building with two roller shutter doors and pedestrian doors. Approximately 8.5m x 18m.

D. 8 bay open fronted steel portal framed agricultural building with fibre cement roof and cladding and concrete floor. Approximately 18m x 36m.

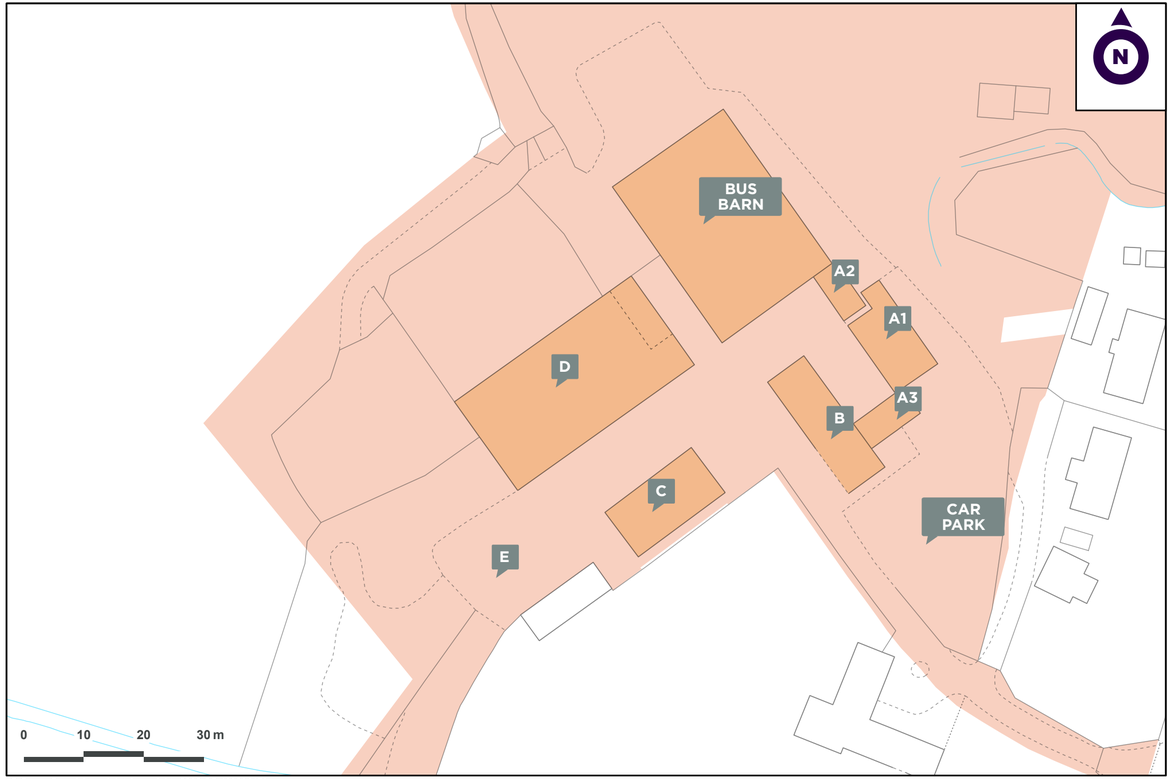
Bus Barn. Fully enclosed steel portal framed barn with concrete block walling to fibre cement cladding. Approximately 32m x 23m.

To the south west of the property there is a further yard area (E) with 14 let containers and storage.

Access is directly from Burghfield Road to a secure gated entrance with parking adjacent.







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Land

The land comprises approximately 5.51 acres (2.23 ha) of rough pasture with road frontage to and access from Burghfield Road. The northern boundary is bordered by the Holy Brook, southerly onto Holybrook Farm and westerly onto other agricultural land.

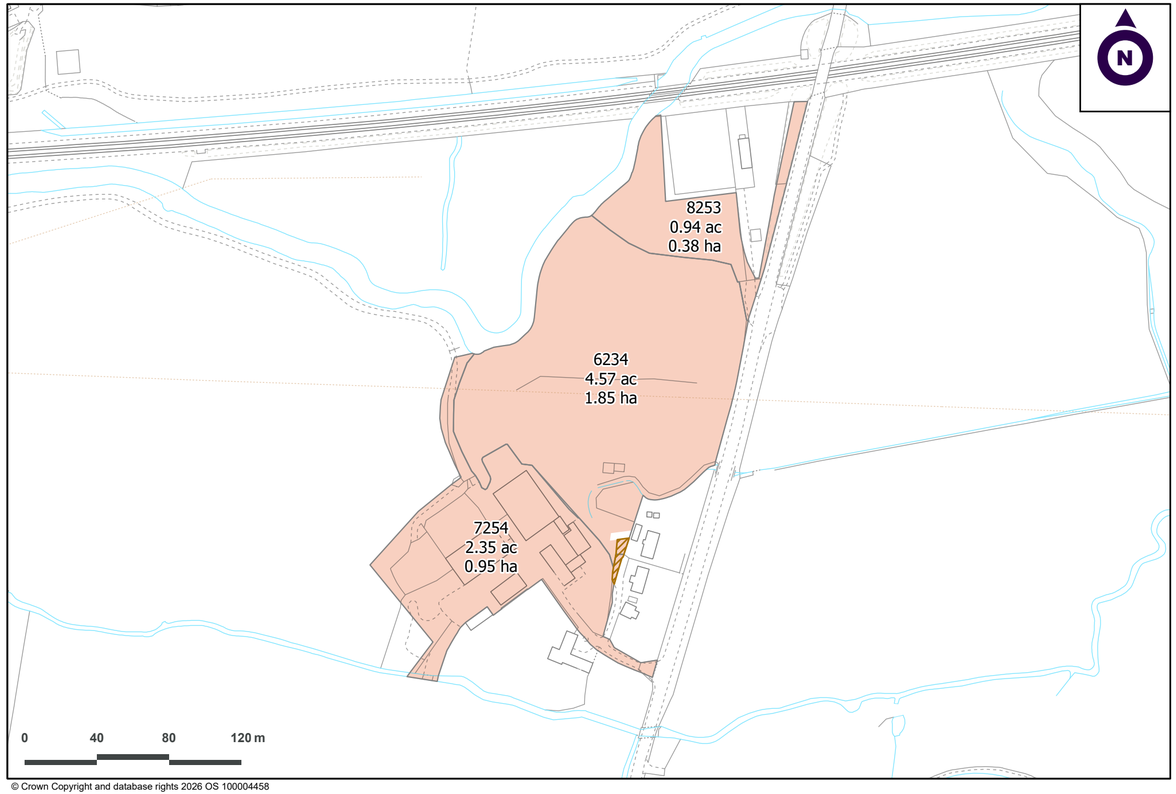
Telecommunications Mast

Within the land is a telecommunications mast on the property albeit the leasehold term has been sold. Further information can be provided on request.









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Method of Sale

For sale as a whole by private treaty.

Tenure & possession

The property is offered for sale subject to the unexpired term of a number of leases and licences. Further information can be provided on request.

Overage

It is anticipated that the property is sold subject to overage. Purchasers are to make their own suggestions.

Planning

All the buildings apart from the two large agricultural buildings benefit planning permission for commercial uses. Further information can be provided on request.

Designations

The property is in a Special Site of Scientific Interest Impact Zone for Sulham and Tidmarsh Woods and Meadows SSSI.

Data Room

A data room with further information on rents and occupations can be made available on request.

Services

The property benefits from mains electricity and water connections with re-metering to the let units. Drainage is to a private system.

Wayleaves Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes, whether specifically referred to or not. NB: There are wayleaves crossing the land.

Health & Safety

All viewings are carried out at the risk of the viewer and neither the selling agent nor the vendor takes responsibility.

EPC Ratings

Unit 2 Holy Brook has an EPC of E, expiring in 2029.

Local Authority

West Berkshire Council
www.westberks.gov.uk

Viewings

Viewings are strictly by appointment only and are to be accompanied by the selling agent.

Directions

Leaving Reading via the A4 Bath Road heading west, turn left towards Burghfield at the A340 junction, and continue along Burghfield Road for approximately 1 mile. Cross the first bridge over the river Kennet and Holybrook Farm is located on the right hand side before the next bridge.

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