



CGI IMAGE

Ufton Green Farm, Church Lane, Ufton Nervet, RG7 4HQ

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BNP PARIBAS GROUP



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Ufton Green Farm is a collection of beautiful redundant agricultural buildings set around a courtyard on a plot of approximately 0.71 acres. The site benefits from planning permission to create one residential family home with a triple garage.

Reading town centre and mainline station 9.2 miles, Newbury town centre and mainline station 10.3 miles, Woolhampton village and mainline station 3.5 miles, Theale town and mainline station 3.4 miles, M4 (J12) 3.9 miles

To view the consented planning application, please visit <http://www.westberks.gov.uk/ref:24/00596/FUL>

The property

Derelict agricultural buildings with the benefit of planning permission for one detached home totally over 6700 square feet.

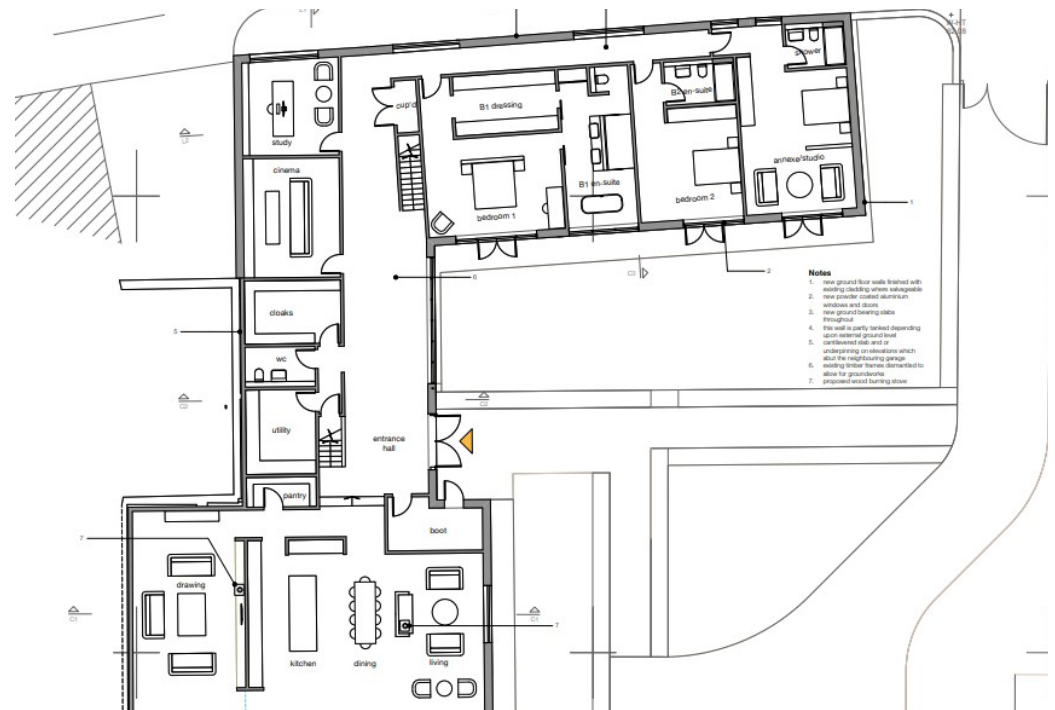
The proposed plans feature expansive living areas, a luxurious principal suite, and flexible spaces designed to maximize natural light and countryside views. Additionally, the property includes a triple garage (with nearly 600 sq ft) and a plot of 0.71 acres, providing a perfect blend of rural tranquillity and modern living.

Location

Ufton Green Farm is located in the peaceful hamlet of Ufton Nervet, just south of the A4 between Newbury and Reading. The area is surrounded by picturesque countryside, yet within easy driving distance to the towns of Newbury, Reading, and Basingstoke, as well as the smaller market town of Theale and the village of Woolhampton. Mainline railway stations in Woolhampton, Theale, and Reading offer excellent rail services to central London, with fast trains taking approximately 40 minutes to reach Paddington.

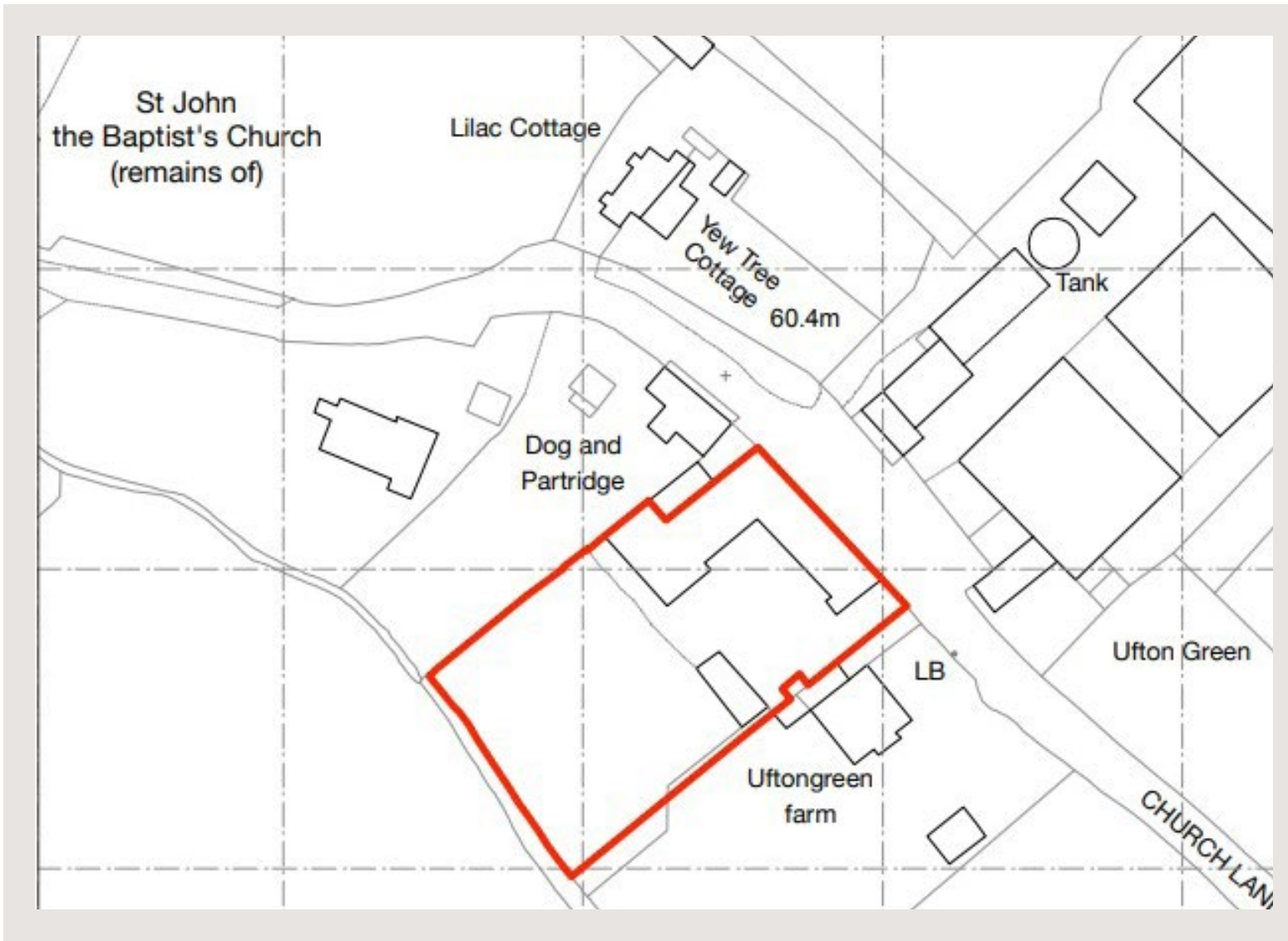


- Notes**
1. new first floor structure throughout
 2. new cornucopia style skylights
 3. new staircase first floor only
 4. new rafters throughout
 5. existing beams retained in this room if structurally suitable
 6. new ridge beam
 7. new first floor walls finished with existing cladding where appropriate



- Notes**
1. new ground floor walls finished with existing cladding where appropriate
 2. new ground floor structure
 3. new ground floor windows and doors
 4. new ground floor rafters throughout
 5. this wall is partly retained depending upon retained ground level
 6. underpinning on relocations which affect the neighbouring garage existing to other former structures to allow for ground floor
 7. proposed wood burning stove





Planning:

Please note CIL relief is available for self builders.

Prospective purchasers are advised that they should make their own enquiries from the local planning authority

www.westberks.gov.uk

General

Local Authority: West Berkshire
Services: Please speak to the agent for further details
Tenure: Freehold
Guide Price: Offers in excess of £750,000

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