

Lance Levy

Wildmoor Lane, Sherfield-on-Loddon, Hook, RG27 0HB



For sale or
to let

Lance Levy

Wildmoor Lane, Sherfield-on-Loddon, Hook, RG27 0HB

Expressions of interest are sought for the possible sale or letting of Lance Levy, Sherfield-on-Loddon for community uses, job creation uses, small scale employment use, holiday accommodation, recreational use or rural enterprises.

DESCRIPTION

Located approximately 1.4 miles east of Sherfield-on-Loddon, with the towns of Basingstoke and Reading 6 miles to the south-west and 12 miles to the north respectively. The A33 is close by providing access to the M3 and M4.

GENERALLY

Expressions of interest are sought for the use of three Grade II listed former farm buildings, which have been redundant for some time. The buildings could be suitable for community uses, job creation uses, small scale employment use, holiday accommodation, recreational use or rural enterprises, subject to the necessary consents. The property benefits from on site parking.

AREAS AND RENT/PURCHASE PRICE

The buildings and their approximate areas comprise:

Barn 1	185.55 sq m	1,997 sq ft
Barn 2	155.14 sq m	1,669 sq ft
Hayloft	117.06 sq m	1,260 sq ft
The Granary	36.00 sq m	387 sq ft
Cowstalls	72.00 sq m	775 sq ft
TOTAL	565.75 sq m	6,088 sq ft

OFFERS INVITED to rent or purchase this site.

BUSINESS RATES

Business rates will be payable by any Tenant to Basingstoke & Deane Borough Council should the property be rented.

TERMS

Parties who express a genuine interest in this property will be expected to submit viability and business plans for their proposals. In addition the building will be subject to a covenant prohibiting purely residential use.

The property is available either for sale or to let on a maintaining and repairing lease to be agreed and for a term by arrangement and subject to regular rent reviews.

Important Notice:

BCM, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and BCM have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

LOCAL AUTHORITY

Basingstoke & Deane Borough Council Tel. 01256 844844

VIEWING

Strictly by appointment with BCM.

Tel: 01962 763900

Fax: 01962 763901

E: info@bcm.co.uk

DIRECTIONS

From Basingstoke take the A33 north towards Reading. Shortly after a left turn to Sherfield-on-Loddon, turn right onto Wildmoor Lane, signposted Sherfield Oaks golf club. Continue for 0.75 miles and at the sharp right hand bend, fork left down a private drive for another 0.25 miles after which Lance Levy will be in front of you.

