



Chartered Surveyors &  
Commercial Property Consultants

**58.29 ACRES OF LAND &  
10,898 SQ. FT OF BUILDINGS**

**FOR SALE**

**BISHOPSWOOD, BISHOPSWOOD LANE  
TADLEY, HAMPSHIRE, RG26 4AT**



**PRICE SOUGHT: OFFERS IN EXCESS OF £2.3M**

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

## **SITUATION**

Bishopswood is located on the outskirts of Tadley. The property fronts Bishopswood Lane, New Road and Deanswood Road.

## **DESCRIPTION**

Currently a 9 hole Golf Course the land totals 58.29 acres (23.59 hectares). A site plan of the whole attached.

A purpose built main building of 10,898 sq.ft. (not including terrace) which houses bar and restaurants, terrace, three spacious air-conditioned meeting rooms - one room will comfortably seat up to 120 guests, kitchens x2, changing rooms, offices, 2 bed managers flat, greenkeepers building, workshop with welfare, concrete yard with wash down and compound with bays.

The building and site is served by a large tarmac car park.

In addition, there is potential for alternative uses to include:-

**\* Leisure Uses**

**\* Private and Social Housing**

**\* Lodge Style Homes**

**\* Retirement Scheme**

**\* Conference / Training Centre**

**\* Hotel**

**\* Respite Care / Dementia Care / Extra Care**

**\* Childrens Nursery**

**\* Religious Meeting Centre**

**\* Equestrian Uses**

## **RATING ASSESSMENT**

Rateable Value	£52,000
Rates Payable	£26,624 (2023/24)

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## **PLANNING HISTORY**

1. 19/01032/FUL Extension to Clubhouse to provide a 21 bedroom hotel. A submission of just the hotel extension element of the above application. It was approved, and remains an extant consent. Decision date 19th June 2019. Now Lapsed.

## **PROPOSAL**

Guide Price - unconditional offers are sought in excess of £2.3m (Two Million, Three Hundred Thousand Pounds). VAT is applicable.

Additional land with development potential and Driving Range leased at £35,000 per annum exclusive also available.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

## **VIEWING**

Contact Mr Shane Prater  
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February 2024

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# Main Site Plan

