

LAND SOUTH OF CROWN STREET

Reading, RG1 2SN



Site boundary for indicative purposes only

Key Highlights

- Residential Development Opportunity in Reading, Berkshire
- Total Site area of approximately 0.07 hectares (0.17 acres)
- Vacant site with allocation for between 13 and 19 residential units
- Unconditional or conditional offers are invited by noon on 16th November 2022

SAVILLS READING
Ground Floor, Hawker House, 5-6 Napier Court, Napier Road
Reading RG1 8BW

+44 (0) 1189 520 528

savills.co.uk

savills

Location

The site lies south of Crown Street and east of Southampton Street, approximately 0.46 miles (0.75 km) south of Reading town centre, within a predominantly residential area.

The site is well located within close proximity to key amenities of the town centre with the Oracle shopping centre, University of Reading, and Royal Berkshire Hospital and transport links such as the, Reading Railway Station and the M4 motorway.

Site Description

At present, the site is secured vacant land measuring approximately 0.17 acres (0.07 hectares) in total.

Planning

The site is within the defined 'Reading Central Area' of the Reading Borough Local Plan. The site forms an Allocated Development Site referred to as the 'Corner of Crown Street and Southampton Street'.

Legal

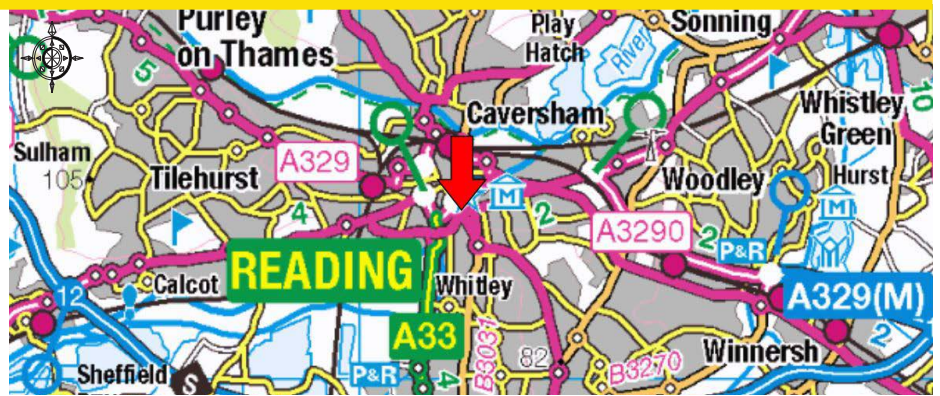
The site is owned freehold under registered Titles BK430542, BK113962, BK432017, BK431776 and BK268072.

Services

Purchasers are advised to make their own enquiries with the supply companies in respect of their specific requirements.

Viewings

Viewings are strictly by appointment only. Please contact Ailsa Howells to arrange on +44 (0) 7815 032126 or ailsa.howells@savills.com.



Method of Sale

Offers are invited from interested parties by noon on 16th November 2022. Please note that the Vendor will not be obligated to accept the highest or any other offer. In order to accurately appraise all offers on a like for like basis, please provide the following information in support of your bid:

- Details of your proposal for the site, including a schedule of accommodation;
- Confirmation of any conditions attached to the offer, and the anticipated timescales for satisfying the conditions;
- Details of any further information required or investigations to be carried out prior to exchange including anticipated timescales for carrying out proposed works;
- Specify any assumptions made in relation to anticipated abnormal development costs;
- Confirmation of your anticipated timescales for exchange and completion of contracts;
- Provide details of how you propose to fund the purchase and confirmation that your bid has received board approval or equivalent, and if not, the process and anticipated timescales required to obtain such approval;

- Specify your proposed exchange deposit and confirm that this will be non-refundable;
- Provide any other information that you feel should be taken into consideration in the assessment of your bid; for example any recent experience of delivering schemes of this nature in the vicinity or within Reading.

Information Pack

An electronic information pack is available upon request.

In accordance with the Council's Third Sector Premises Policy, the Property is also advertised by Reading Voluntary Action on www.rva.org.uk News and Information. This includes full details of how to obtain a Third Sector application form, guidance, scoring and accompanying information.

VAT

We are advised that this sale is exempt from VAT.

Local Authority

Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU
<https://www.reading.gov.uk/>

Contact

Megan Holman
+44 (0) 1189 520 522
megan.holman@savills.com

Ailsa Howells
+44 (0) 1189 520 548
ailsa.howells@savills.com

Savills Reading
Hawker House, 5-6 Napier Court,
Napier Road, Reading, RG1 8BW

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations 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 Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | September 2022

savills