Chartered Surveyors & Commercial Property Consultants

6 Southern Court South Street Reading Berkshire RG1 4QS

Tel: 0118 955 1700 Fax: 0118 955 1725

E-Mail: info@dunsterandmorton.co.uk www.dunsterandmorton.co.uk



3-5 CRAVEN ROAD READING, BERKSHIRE RG1 5LF





SUBSTANTIAL DEVELOPMENT SITE OF 0.33 HECTARES (0.815 ACRES) CLOSE TO TOWN CENTRE WITH RESIDENTIAL DEVELOPMENT POTENTIAL

WE ARE INSTRUCTED TO INVITE BEST OFFERS ON AN UNCONDITIONAL BASIS BY 5.00 P.M. ON THURSDAY 9 SEPTEMBER 2021

FREEHOLD FOR SALE (PRICE GUIDE - £1.5M)

UNCONDITIONAL OFFERS INVITED

- Site with potential for residential development with positive pre-application decision obtained.
- Pre-Application for Residential development includes 22 units comprising 7 x 1-bedroom/studio flats, 9 x 2-bedroom flats, 2 x 3-bedroom flats and 4 x 4-bedroom houses.
- Site of approximately 0.33 hectares which includes 2 attractive Victorian buildings with No. 3 Craven Road being Locally Listed.

NOTE: Dunster & Morton is the trading name for Dunster & Morton LLP. Dunster & Morton for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Dunster & Morton or the vendor. (3) None of these statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither Dunster & Morton nor any person in their employment has authority to make or give any representation or warranty whatever in relation to this property.



LOCATION

The property is located on a corner site at the junction of Erleigh Road and Craven Road immediately opposite Royal Berkshire Hospital.

The site is a short distance from London Road (A4) and approximately 1 mile south-east of Reading Town Centre. All usual local amenities are available in the town centre to include a mainline railway station. The site is within easy walking distance of the Oracle Shopping Centre.

The property is in a pleasant location being adjacent to Reading School, opposite the main hospital site and in a predominantly and well established residential location.

An Ordnance Survey extract is attached showing the position of the site and a Location Plan is also attached.

DESCRIPTION

At the present time the only buildings on site are 3-5 Craven Road. The site was previously occupied by the NHS as administrative offices and for clinical use. No. 3 Craven Road is Locally Listed, No. 5 Craven Road is an attractive Victorian building and although not Locally Listed the proposal within the pre-application submission envisages this building to be retained.

The existing buildings are essentially of traditional construction having solid brick walls under predominantly pitched and slated roofs.

The remainder of the site is essentially level.

ACCOMMODATION

Plans of the existing buildings are available on the Dunster and Morton website via the following link: http://www.dunsterandmorton.co.uk/details.php?property_id=DMREA_638941

Outlined below are the approximate areas of the various sections of the buildings on a GIA basis by reference to the attached plans. The floor areas are therefore for guidance only and should not be relied upon and seriously interested parties will no doubt wish to undertake further investigations and checks.

TOTAL	824.12m ²	(8,866ft²)
Second Floor	73.28	(788)
First Floor	263.72	(2,837)
Ground Floor	445.30	(4,791)
Basement	41.82	(450)
	<u>m²</u>	<u>ft²</u>

Outside

The property is situated on an irregular shaped site verged red on the attached Ordnance Survey extract.

In total the site extends to 0.33 hectares (0.815 acres).

SERVICES

We are advised that mains electricity, gas, water and drainage are connected to the property.

BUSINESS RATES

The buildings have a rateable value of RV £92,500 in the 2017 List. The rates payable in 2021/2022 are £47,360.



TENURE

The property is to be sold Freehold with vacant possession. Land Registry Title documents are available for downloading on the Dunster and Morton website.

VAT

It is understood that VAT will not be payable on this transaction.

PLANNING

The property is situated within Reading Borough for planning purposes.

Our clients have submitted a pre-application for the development of this site. The development proposal is for the residential development of the site which includes the conversion of the existing buildings as well as newbuild residential flats and houses. The preferred option would give consent for 7 x 1-bedroomed flats, 9 x 2 -bedroomed flats, 2 x 3-bedroomed flats and 4 x 4-bedroomed houses. There are 6 No. Affordable units which comprise 3 x 1-bedroomed flats, 2 x 2-bedroomed flats and 1 x 3-bedroomed flat.

The full pre-app documentation is available on our website.

PRICE

We are instructed to invite Best Offers on an Unconditional Basis by 5.00 p.m. on Thursday 9 September 2021.

Offers are invited for the Freehold interest based on a guide price of £1,500,000 exclusive of VAT. Offers are invited on an unconditional basis.

ADDITIONAL INFORMATION

In addition to the information provided above, listed below are related documentation, which can be accessed by referral to the Dunster and Morton website via the following link: http://www.dunsterandmorton.co.uk/details.php?property_id=DMREA_638941

The additional documents are as follows:-

- Pre-application response
- Title Plans
- Floor Plans
- Asbestos Report
- Location Plan

VIEWINGS

Viewings strictly by appointment through the sole agents.

Block viewings of the site have now been arranged for the following dates:-

Wednesday 25 August 2021

Between 10.00 a.m. and 12.00 noon

Tuesday 31 August 2021 Between 2.00 p.m. and 4.00 p.m.

Please note that interested parties must not enter the site other than on the designated days and any inspection of the site is at the prospective purchaser's risk.

As the building is currently boarded up, all viewings will be fully accompanied for the entirety of the visit.



For further information please contact:-



Dunster & Morton LLP 6 Southern Court South Street Reading Berkshire RG1 4QS

Tel: 0118 955 1700 Fax: 0118 955 1725

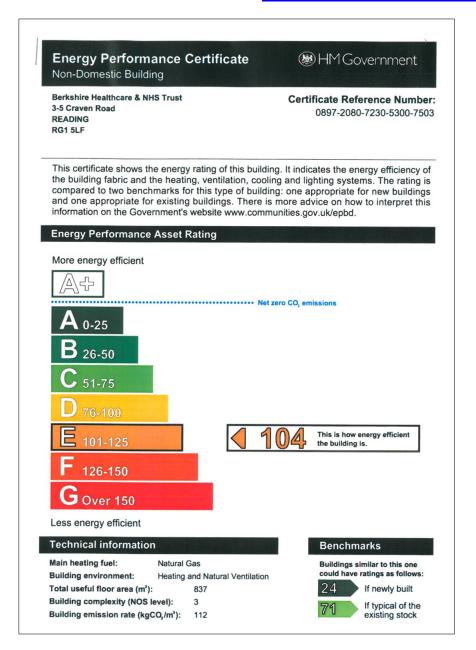
John Fry, FRICS

johnfry@dunsterandmorton.co.uk

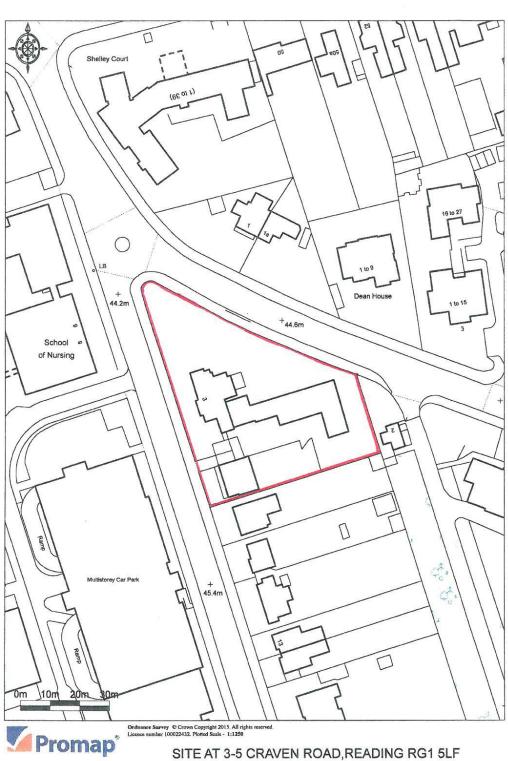
Paul Richardson, MRICS

Tel: 07395 272456

paulrichardson@dunsterandmorton.co.uk







SITE AT 3-5 CRAVEN ROAD, READING RG1 5LF