

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.**

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.

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

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:-



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Energy Performance Certificate
 Non-Domestic Building



Berkshire Healthcare & NHS Trust
 3-5 Craven Road
 READING
 RG1 5LF

Certificate Reference Number:
 0897-2080-7230-5300-7503

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

◀ 104 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	837
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	112

Benchmarks

Buildings similar to this one could have ratings as follows:

24

If newly built

71

If typical of the existing stock

