

Chartered Surveyors

HASLAMs

0118 921 1521

www.haslams.co.uk



**University of
Reading**

FOR SALE **RESIDENTIAL REDEVELOPMENT SITE**

THE MANOR / SHINFIELD / READING / BERKSHIRE / RG2 9BX

OUTLINE PLANNING PERMISSION TO PROVIDE UP TO 126 PRIVATE DWELLINGS

LOCATION & DESCRIPTION



Location

The site lies to the south of Brookers Hill and west of Hollow Lane in a predominantly residential location within the village of Shinfield, Berkshire, approximately 3.5 miles to the south of Reading town centre.

The immediate vicinity provides a mix of two storey detached, semi-detached and terraced houses, a Church and agricultural land.

The A329(M) and Junction 11 of the M4 motorway lie approximately 5 miles to the north east and 1.5 miles to the west respectively.

Reading Railway Station lies approximately 3.5 miles to the north west, providing direct train services to London Paddington.

Description

A copy of the illustrative masterplan (Drawing No. DW-481 101) accompanying these particulars of sale shows the approximate boundaries of the site edged in red.

The property comprises an irregular shaped site which was previously used as a research and development facility and currently contains a number of vacant buildings, areas of hard standing and agricultural land.

The property is bordered by Brookers Hill at its northern boundary, Hollow Lane at its eastern boundary, two storey houses and St Mary's Church at its southern boundary and agricultural land at its western boundary.

The property slopes gently from north to south and provides a total site area of approximately 4.32 hectares (10.67 acres).

THE MANOR

THE SITE



MASTERPLAN

The Manor | Accommodation schedule | 23 Feb 10

Unit type	Unit size	Units Provided	% Provided	Notes
1 bed flat	475 sqft	6	5 %	apartment block 2.5 storeys
2 bed flat	675 sqft	6	5 %	
2 bed semi	750 sqft	19	15 %	
3 bed semi / terraced	900 sqft	28	22.5 %	10 units form terraced houses
3 bed detached	1,000 sqft	19	15 %	
4 bed semi	1,300 sqft	14	11 %	
4 bed detached	1,600 sqft	23	17.5 %	
5 bed detached	2,200 sqft	11	9 %	

126 units (TOTAL)

Gas pipeline with 30m wide easement (pipe alignment based on RPS drawing no. JNV4728 - 133E & 134C dated March 2004)
Extent of landscaping within easement subject to gas pipeline restrictions



© Scott Brownrigg Ltd

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.



Chartered Surveyors

HASLAMs

T: 01189 211521

www.haslams.co.uk

01 Second issue NM 18Jul13 JGH
00 First issue NM 18Jul13 JGH
Revision Description Drawn Date Checked

SCOTT BROWNRIgg

St Catherine's Court
46-48 Portsmouth Road
Guildford GU2 4DU
T +44 (0)1483 508886
F +44 (0)1483 378630
W scottbrownrigg.com

Client's Name
The University of Reading

Job Title
The Manor, Shinfield

Drawing Title
Illustrative masterplan

Scale
1 : 500 @ A0
1m 0 10 20 30 40
Job No. Drawing No. Version
14156/1 DW-481-101 01

INFORMATION

PLANNING & TENURE

Tenure

The property will be sold freehold subject to a public footpath which runs between its southern and eastern boundaries.

The vendor will retain rights of way for all purposes across the site to its retained land.

Planning

The property benefits from two planning permissions for “**Outline application for demolition of existing buildings and a residential development comprising up to 126 dwellings, a sports pavilion, public open space, landscaping and associated works (means of access to be considered: appearance landscaping layout and scale reserved)**” pursuant to planning application reference O/2011/0204 which was granted at Appeal on 8th January 2013 (appeal reference: APP/X0360/A/12/2179141), and planning permission reference VAR/2013/0602 which was granted on 18th June 2013 following an application under Section 73 of the Town and Country Planning Act.

Both planning permissions are subject to Section 106 obligations. The difference between the two permissions is that the first provides for 2% Affordable Housing to be provided on site, whereas the most recent permission (VAR/2013/0602) provides for an Affordable Housing contribution towards provision elsewhere by Wokingham Borough Council. The Section 106 Agreement dated 18th June 2013 provides for financial contributions totalling £2,683,244 (index linked) payable to Wokingham Borough Council.

The property is subject to a Tree Preservation Order (No. 1193/2007).



SECTION 106 CONTRIBUTIONS

A breakdown of the required financial contributions and payment dates is as follows:

Contribution Name	Contribution Amount	Payment Date(s)
Affordable Housing Contribution	£298,500	On or before commencement of development
Bus Stop Improvement Contribution	£47,500	On or before commencement of development
Children's Play Area Contribution	£226,005	On or before occupation of the 50th dwelling
Country Parks Contribution	£43,500	On or before occupation of the 50th dwelling
ERR Contribution	£747,000	On or before occupation of the 80th dwelling or the letting of a contract for the Eastern Relief Road or part thereof (whichever is the earlier)
Primary Education Contribution	£611,454	Half on or before commencement of development Remaining half on or before occupation of the 50th dwelling
Library Contribution	£28,659	On or before occupation of the 50th dwelling
Pitches & Recreation Ground Contribution	£25,835	On or before occupation of the 50th dwelling
Secondary School Contribution	£406,287	Half on or before commencement of development Remaining half on or before occupation of the 50th dwelling
Secondary School Sixth Form Contribution	£100,465	Half on or before commencement of development Remaining half on occupation of the 50th dwelling
Special Protection Area SAMM Contribution	£23,539	On or before occupation of the 1st dwelling
Travel Plan	Up to £100,000	To be agreed
Walking and Cycling Contribution	£24,500	On or before commencement of development

For the avoidance of doubt, the purchaser will be responsible for payment of all financial contributions payable under the S106 Agreement.

ACCOMMODATION SCHEDULE

Accommodation Schedule

The illustrative masterplan (Drawing No. DW-481-101) accompanying these particulars of sale shows the following dwelling mix:

Affordable Housing

No on-site affordable housing is required by virtue of planning permission VAR/2013/0602.

Dwelling Type	Tenure	Sq m (GIA)	Sq ft (GIA)	Number
1 Bed Flat	Private	44.13	475	6
2 Bed Flat	Private	62.71	675	6
2 Bed Semi-Detached House	Private	69.68	750	19
3 Bed Semi-Detached/ Terraced House	Private	83.61	900	28
3 Bed Detached House	Private	92.90	1,000	19
4 Bed Semi-Detached House	Private	120.77	1,300	14
4 Bed Detached House	Private	148.64	1,600	23
5 Bed Detached House	Private	204.38	2,200	11
	TOTALS	13,428.82	144,550	126

SERVICES & CONTAMINATION

Planning Conditions

Schemes required to be submitted to Wokingham Borough Council for the discharge of any planning conditions relating to Public Open Space Phasing, Structural Landscaping, Arboricultural Works, Decontamination, Archaeology, Ground Remodelling, Drainage (including the location of balancing ponds for water attenuation), Parking, Demolition and Remediation, and all other Schemes which could affect the vendor's retained land, will require the vendor's approval prior to submission.

Retained Land

The vendor will grant to the purchaser necessary rights of access across its retained land which are required to implement the property's planning permission and the remediation strategy.

Suitable Alternative Natural Greenspace (SANG)

Wokingham Borough Council agrees that delivery of the Loddon SANG would avoid any impact upon the Thames Basin Heath's Special Protection Area (SPA) arising from the redevelopment of The Manor. The vendor has secured planning permission (application reference F/2010/1434) for the Loddon SANG and will undertake to deliver it prior to occupation of the first dwelling at The Manor.

Services

Mains gas, electricity, water and drainage services are available for connection to the property. However, prospective purchasers are advised to make their own independent enquiries of the individual authorities to verify the capacity and availability of such services.

The vendor has secured electricity capacity for the proposed development from Scottish and Southern Energy at a cost of £72,123.54. The benefit of that secured capacity will be passed to the purchaser upon completion and the cost should be reflected in the offer.

Contamination

The property is affected by ground contamination which will require remediation prior to redevelopment. The vendor's consultants, RPS Group, have produced a remediation strategy for dealing with the contamination which is estimated to cost in the region of £635,000. All offers for the property should be submitted net of that sum.

The purchaser will be required to obtain an appropriate remediation consent from the Environment Agency and instruct RPS Group to implement the remediation strategy, the cost of which will be assessed on an "open book" basis. Any savings achieved in the anticipated remediation cost of £635,000 or any additional costs will be shared 50:50 between the vendor and purchaser.

Further information on the site's contamination can be found in the Remediation Pack.

METHOD OF SALE

Method of Sale

The property is offered for sale by way of informal, non-binding tender with the vendor reserving the right not to accept the highest or any offer and also reserving the right to withdraw the property from sale or to vary the method of sale at any time without notice. In the event that a number of competitive offers are received, the vendor reserves the right to request 'best and final' offers from selected parties.

All offers must be made subject to contract only and net of S106 costs, remediation costs and other anticipated abnormal costs associated with the development of the site. Any other anticipated abnormal costs should be clearly quantified in the offer letters.

Unconditional offers must be made in writing for a fixed sum. Exchange of contracts is to take place within twelve weeks of receipt of the draft sale contract with a 10% deposit payable.

Completion is to take place within four weeks of exchange of contracts with the full balance of the purchase price payable immediately upon completion of the sale.

Written offers for the property are invited by 12 Noon on Thursday 19th September 2013.

All offers should be marked "The Manor, Shinfield, Reading, Berkshire – Offer to Purchase" and addressed to:

Mr Chris Newman, Haslams Surveyors LLP, County House, 17 Friar Street, Reading, Berkshire, RG1 1DB.

Special Conditions of Sale

Restrictive Covenant

The property will be sold with a restrictive covenant in favour of the vendor's retained land, restricting its development to up to 126 dwellings.

Fencing Covenant

The purchaser will be required to erect a 6' high close board fence of good quality (precise specification to be agreed with the vendor) along the boundaries between the site and the vendor's retained land, within 28 days from completion.



LEGAL & TECHNICAL INFORMATION

Legal, Technical Information and Health and Safety Packs

A copy of the Legal, Technical Information, Remediation, and Health and Safety packs on CD can be sent by post free of charge to interested purchasers.

The Legal Pack contains:

1. Land Registry Freehold Title and Title Plan
2. Summary Report on Title
3. Replies to Enquiries
4. Utilities Searches
5. Other Relevant Legal Information

The Remediation Pack contains:

1. Phase I Desk Study
2. Phase II Ground Investigation
3. Asbestos Report
4. Waste Policy
5. Building Radiological Report
6. Remediation Strategy
7. Asbestos Register

The Health and Safety Pack contains:

1. Health and Safety File for Asbestos Removal
2. Health and Safety Hazard Register

The Technical Information Pack contains:

- | | | |
|---|--|--|
| 1. Section 73 Permission | 16. Retail Impact Assessment | 30. Conservation Assessment |
| 2. Section 106 Agreement | 17. S of M4 SDL & Manor TBH SPA Impact Avoidance and Mitigation Strategy | 31. Landscape Methodology |
| 3. Appeal Decision | 18. South of M4 SDL Energy Strategy | 32. Cumulative Landscape Assessment |
| 4. Section 106 Deed of Undertaking | 19. Statement of Community Engagement | 33. Tree Survey |
| 5. Application Form and Covering Letter | 20. Sustainability Statement | 34. Tree Survey Plan |
| 6. Refused Decision Notice | 21. Environmental Impact Assessment | 35. Tree Retention Plan |
| 7. Planning Statement | 22. Screening Opinion | 36. Ecological Planning Policy |
| 8. Design and Access Statement | 23. Transport Assessment Report | 37. SANG Strategy |
| 9. Planning Drawings | 24. Noise Survey | 38. Baseline Ecology Survey Data |
| 10. Arboricultural Impacts Assessment | 25. Construction Calculations | 39. Wildlife Site Citations |
| 11. Code for Sustainable Homes Assessment | 26. Road Traffic Noise | 40. Electricity Supply Provision Documents |
| 12. Education Strategy | 27. Flood Risk Assessment | 41. Topographic Site Survey |
| 13. Lighting Strategy | 28. Thames Water Infrastructure | 42. Tree Preservation Order |
| 14. Loddon SANG Delivery Mechanism Document | 29. Archaeological Evaluation | |
| 15. Loddon SANG Management Plan | | |

VIEWING & ENQUIRIES

Viewing and All Other Enquiries

All enquiries should be directed to the vendor's sole agent:

Haslams Surveyors LLP

County House
17 Friar Street
Reading
Berkshire
RG1 1DB

Telephone: 0118 921 1500 (Switchboard)
Fax: 0118 921 1501

Chris Newman

Telephone: 0118 921 1521
Email: chrisnewman@haslams.co.uk

John Short

Telephone: 0118 921 1531
Email: johnshort@haslams.co.uk

Block viewings of the property will take place on the following days
(appointments to view during these times can be made via the
Vendor's sole agent):

Wednesday 21st August 2013 at 10.00am
Wednesday 28th August 2013 at 10.00am
Wednesday 4th September 2013 at 10.00am
Wednesday 11th September 2013 at 10.00am
Wednesday 18th September 2013 at 10.00am



A RESIDENTIAL REDEVELOPMENT OPPORTUNITY TO PROVIDE UP TO 126 PRIVATE DWELLINGS IN SHINFIELD, READING

Misrepresentation Act 1967 – Haslams give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars are to be relied on as statements or representations of fact; intending parties must satisfy themselves as to the correctness of each of these statements.
3. Haslams and their clients have no authority to make or give any representation or warranty in relation to the property.

Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Property Misdescription Act 1991 – These details are believed to be correct as at July 2013 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.