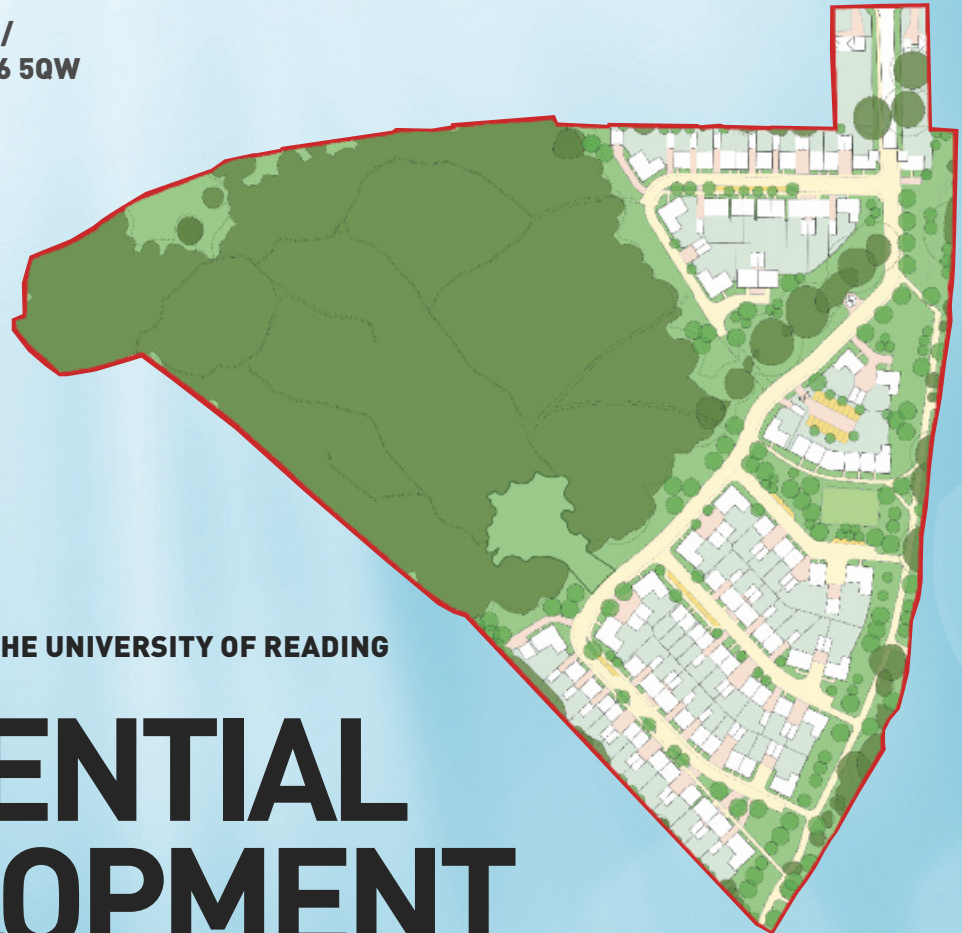


SIBLYHALL

REDHATCH DRIVE / EARLEY /
READING / BERKSHIRE / RG6 5QW



ON THE INSTRUCTIONS OF THE UNIVERSITY OF READING

RESIDENTIAL DEVELOPMENT SITE FOR SALE

Outline planning consent for 89 dwellings
and refurbishment of 2 existing dwellings

Freehold available with vacant possession

Gross site area approximately 8.15 hectares (20.14 acres)
Including ancient woodland of approximately 3.70 hectares
(9.14 acres)

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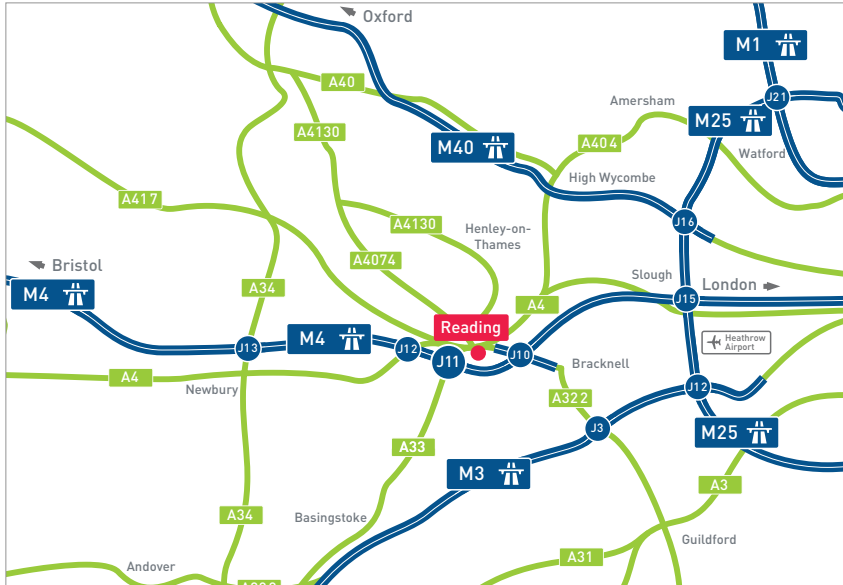
LOCATION

As shown on the attached plan, the site lies to the south side of Redhatch Drive approximately 150 metres to the west of its junction with Beech Lane in a popular residential location within Earley.

Earley lies approximately 3 miles to the south east of Reading town centre and its multiple facilities. The A329(M) and Junction 11 of the M4 motorway lie approximately 3 miles to the north east and 2.5 miles to the south west respectively.

The immediate vicinity provides a mix of semi-detached and detached bungalows and 2 storey houses.

The site falls within the sought-after catchment area of Maiden Erlegh Secondary School which has an Ofsted performance rating of "Outstanding".

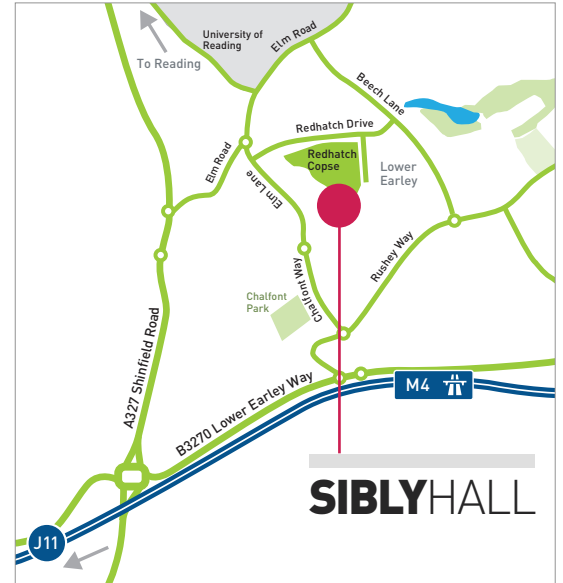


By Road (approx)

J11 M4	2.5 miles
Reading Town Centre	3 miles
Heathrow Airport T1	26.5 miles
Central London	39 miles

By Rail from Reading (approx)

London Paddington	22 minutes
LHR via Reading Rail Air Link	45 minutes



DESCRIPTION

A copy of the illustrative Masterplan accompanying these particulars of sale shows the approximate boundaries of the site edged in red.

The property comprises a relatively level, almost triangular shaped site which currently contains Sibly Hall, an L-shaped ten storey concrete framed building currently used as student accommodation by the University of Reading. There are also five flat roofed brick outbuildings comprising a classroom area, a bin store, a row of garages, a cycle shed and a two storey staff accommodation block. There is an area of car parking and an access road that runs towards the buildings from Redhatch Drive.

Within the site is Redhatch Copse, an area of ancient woodland of approximately 3.70 hectares (9.14 acres) designated a Local Wildlife Site (LWS) under local planning policy.

The property's eastern boundary is bordered by a linear green space which consists of a ditch, trees and scrub. The southern part of the site consists of a grassed area of approximately 1.30 hectares (3.21 acres). The western boundary is bordered by Redhatch Copse and private residential dwellings.

The total site area is approximately 8.15 hectares (20.14 acres).

TENURE

The property will be sold freehold subject to a gas pipeline easement which runs in a north-south direction adjacent to the property's eastern boundary, and a right of way from Redhatch Drive to the Vendor's retained land which is earmarked to accommodate a proposed new telecommunications mast. The site will be sold with vacant possession subject to the Telecoms section below.

PLANNING

The property has outline planning permission in place for the "redevelopment of the site to provide 89 new dwellings (and refurbishment of existing dwellings at Nos. 100 and 102 Redhatch Drive); access; parking; and private and public open space; following demolition of existing student accommodation block and other ancillary buildings and hardstanding" which was granted on 15th February 2012 (application reference: 0/2011/2628).

The above planning permission is subject to a Section 106 Legal Agreement requiring financial contributions totalling £508,858.76 (index linked) payable to Wokingham Borough Council upon implementation of the permission as per the submitted illustrative layout plan attached.

Any planning related queries should be directed to the Local Planning Authority:
Wokingham Borough Council
Civic Offices, Shute End, Wokingham, RG40 1BN
Telephone: 0118 974 6000

SERVICES

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



SIBLY HALL

METHOD OF SALE

The site 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 and other anticipated abnormal costs associated with the development of the site. Any anticipated abnormal costs should be clearly quantified in the offer submitted.

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

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

In the event that within 10 years from completion, the purchaser or successor(s) in title achieves planning permission for in excess of 89 new dwellings on the site, overage equivalent to £100,000 per additional dwelling granted planning permission will be payable to the Vendor within 14 weeks of such planning permission being granted. This overage provision will be secured by any means required by the Vendor's solicitor.

Written offers for the property are invited by 12 noon on Thursday 26th July 2012.

All offers should be marked "Sibly Hall, Redhatch Drive, Earley, Reading, Berkshire – Offer to Purchase" and addressed to:
Mr Chris Newman, Haslams Chartered Surveyors, County House, 17 Friar Street, Reading, Berkshire, RG1 1DB.

TECHNICAL INFORMATION PACK

A copy of the technical information pack CD can be sent by post free of charge to interested purchasers. Alternatively this can be downloaded from Haslams Surveyors LLP's website.

Please visit www.Haslams.co.uk.

The information pack contains:

1. Land Registry Freehold Title and Title Plans
2. Gas Pipeline Easement
3. Schedule of Telecoms Leases
4. Planning Permission dated 15th February 2012
5. S106 Agreement dated 15th February 2012
6. Design and Access Statement
7. Environmental Statement (EIA)
8. Application Form and Covering Letter
9. Heritage Assessment
10. Management Plan
11. Open Space Assessment
12. Planning Drawings
13. Planning Statement
14. Statement of Community Engagement (SCE)
15. Summary Document
16. Sustainability Statement
17. Transport Assessment
18. Topographical Site Survey
19. Utilities Searches
20. Telecommunications Mast Planning Permission dated 2nd April 2012
21. Telecommunications Mast S106 Agreement dated 5th March 2012

VIEWING & CONTACTS

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 27th June 2012 at 10.00am
Wednesday 4th July 2012 at 10.00am
Wednesday 11th July 2012 at 10.00am
Wednesday 18th July 2012 at 10.00am
Wednesday 25th July 2012 at 10.00am

All Enquiries:

Chris Newman

Email: chrisnewman@haslams.co.uk

John Short

Email: johnshort@haslams.co.uk

T: 0118 921 1521

Chartered Surveyors

HASLAMs

0118 921 1521

www.haslams.co.uk

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 June 2012 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only. www.tltd.co.uk

FINANCIAL CONTRIBUTIONS

The S106 Agreement includes the following financial contributions:

	Contribution	Payment Date(s)
Monitoring Fee	£750	On or before commencement of development
Playing Pitches and Recreation Ground Contribution	£16,947.76	On or before commencement of development
Country Parks Contribution	£14,268	On or before commencement of development
Footpath and Cycle Network Contribution	£75,400	On or before occupation of the 50th dwelling
Library Contribution	£18,800	On or before commencement of development
Secondary School Contribution	<p>£3,245 in respect of each dwelling with three bedrooms</p> <p>£5,154 in respect of each dwelling with four or more bedrooms</p> <p>On the basis of the illustrative layout this amounts to a total contribution of £268,768</p>	<p>Half on or before commencement of development</p> <p>Remaining half on occupation of the 50th dwelling</p>
Secondary School Sixth Form Contribution	<p>£802 in respect of each dwelling with three bedrooms</p> <p>£1,274 in respect of each dwelling with four or more bedrooms</p> <p>On the basis of the illustrative layout this amounts to a total contribution of £66,432</p>	<p>Half on or before commencement of development</p> <p>Remaining half on occupation of the 50th dwelling</p>
Special Education Needs Primary School Contribution	<p>£245 in respect of each dwelling with two bedrooms</p> <p>£461 in respect of each dwelling with three bedrooms</p> <p>£385 in respect of each dwelling with four or more bedrooms</p> <p>On the basis of the illustrative layout this amounts to a total contribution of £31,237</p>	<p>Half on or before commencement of development</p> <p>Remaining half on occupation of the 50th dwelling</p>
Special Education Needs Secondary and Post 16 Contribution	<p>£196 in respect of each dwelling with three bedrooms</p> <p>£312 in respect of each dwelling with four or more bedrooms</p> <p>On the basis of the illustrative layout this amounts to a total contribution of £16,256</p>	<p>Half on or before commencement of development</p> <p>Remaining half on occupation of the 50th dwelling</p>

All Enquiries:

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ACCOMMODATION SCHEDULE

The illustrative Masterplan (Drawing No. 01-DW-301-314) attached to these particulars shows the following dwelling mix:

	Unit Type	sq ft	Number
Private Accommodation			
	2 Bed House	700 – 750	5
	3 Bed House	850 – 1,000	28
	4 Bed House	1,100 – 1,600	20
	5 Bed House	1,800 – 2,200	9
	Total		62
Affordable Accommodation			
	1 Bed Flat	475	8
	2 Bed Flat	675	7
	2 Bed House	700 – 750	5
	3 Bed House	850 – 1,000	4
	4 Bed House	1,100 – 1,600	2
	5 Bed House	1,800 – 2,200	1
	Total		27
100 Redhatch Drive	Existing 3 Bed House	846	1
102 Redhatch Drive	Existing 2 Bed House	693	1
	Total		2

An Affordable Housing Strategy for the provision of affordable housing as part of the development must be submitted to and approved by the Local Planning Authority prior to commencement of the development, in accordance with Condition 28 of the planning consent.

TELECOMS

There are currently 6 telecoms leases in place to telecoms operators who have telecommunications equipment installed on the roof of Sibly Hall.

Notice has been served on these tenants to vacate the site by no later than 24th March 2013.

It is anticipated that the tenants will relocate their telecommunications equipment to a proposed new telecoms mast (granted planning permission at Appeal Ref: F/2010/2777 on 2nd April 2012) to be located in an area within Redhatch Copse as shown hatched in yellow on the attached plan (Drawing No. 01-DW-471-106). This parcel of land will be excluded from the sale.

The Vendor will retain access rights across the site between the retained land and Redhatch Drive to enable the construction, use and ongoing maintenance of the proposed telecoms mast.

All Enquiries:

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 Email: chrisnewman@haslams.co.uk

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Site Plan / Illustrative Layout



- 1) Access**
Existing access retained and improved with new footway added.
- 2) Redhatch Drive properties**
University owned properties with potential to extend and refurbish.
- 3) Gateway**
Entrance feature buildings providing a sense of arrival into the site.
- 4) Redhatch Copse**
Ancient woodland with 15m wide ecological margin. (no development zone)
- 5) Open Space**
Kick-about space and under 5's play area
- 6) Linear Park**
Ecological corridor forming part of service easement, consisting of wildflower meadow areas, scrub, coppiced willow trees and log piles. Proposed tree planting to include woodland species to compensate for loss of woodland trees in rough grass area.
- 7) Sustainable drainage (swales and basins)**
Meandering swale, landscaped with dry basins running along western edge of easement.
- 8) Shared cycle/pathway**
Hoggin cycle/pedestrian pathway with potential to connect into neighbouring developments and improve route towards nearby district centre (provision of path subject to gas easement restrictions) - path not adopted.
- 9) Connectivity**
Potential pedestrian / cycle connection into nearby residential development.
- 10) Residential street**
Shared surface streets to slow vehicle speeds and foster social interaction. Street to frame view of woodland and open space. Pedestrians prioritised with permeability maximised.
- 11) Stream with eco-buffer**
Stream enhanced with ephemeral water features and marginal planting shelves.

All Enquiries:

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Chartered Surveyors
HASLAM'S
www.haslams.co.uk

00 Based for planning

SCOTT
 BROWNIRIGG

100 Redhatch Drive
 Reading, RG2 1JH
 Tel: 0118 921 1521
 Fax: 0118 921 1522

The University of Reading

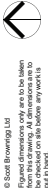
Sibly Hall redevelopment

Illustrative masterplan (submitted for illustrative purposes)

Scale: 1:500 @ A0
 Date: 10/12/2011
 Project No: 14156/2 01-DW-411-204
 FOR INFORMATION

Sibly Hall Accommodation schedule | 07 December 2011


Unit type	Unit size	Units Provided	% Provided (approx)	Notes
1 bed flat	475 sqft	8	9%	within a 2.5 storey terrace block
2 bed flat	675 sqft	7	8%	
2 bed semi	700-750 sqft	10	11%	
3 bed semi / terrace	850-1000 sqft	18	20%	
3 bed detached	950-1,000 sqft	14	16%	
4 bed semi	1,100-1,300 sqft	11	12.5%	
4 bed detached	1,200-1,600 sqft	11	12.5%	
5 bed detached	1,800-2,200 sqft	10	11%	
100 Redhatch Drive	existing 3 bed	1	-	size 1ba
102 Redhatch Drive	existing 2 bed	1	-	size 1ba
		89 units		
		+ 2 existing units		



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Figured dimensions only are to be taken
from the drawing. Dimensions may vary
by reference to the following any works to
be carried out.

PLAN 5

LEGEND

 Area to be reserved

All Enquiries:

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Email: chrisnewman@haslams.co.uk

John Short
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T: 0118 921 1521



www.haslams.co.uk

00 Final Date: 14/07/2012
Scale: 1:500 @ A0

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100, The Quadrant
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Client Name: The University of Reading

Site Name: Sibly Hall redevelopment

Project No: 141562
Area reserved for telecommunications mast and equipment.

Scale: 1:500 @ A0
Drawing No: 141562_01-DW-471-106
Revision: 00

FOR INFORMATION



Plan Showing Land to be Retained

AREA RETAINED FOR TELECOMS MAST AND EQUIPMENT

