



75 READING ROAD PANGBOURNE

Reading Berkshire RG8 7JA

TYPE	DEVELOPMENT SITE
TENURE	FREEHOLD
SITE AREA	0.075 HECTARES (0.186 ACRES)
GUIDE PRICE	OIEO £600,000

KEY POINTS

- > Planning permission for 4 x 2 bed flats with car parking and gardens
- > Close to Pangbourne train station
- > Closing date for offers:
12 Noon Thursday 18th July 2024

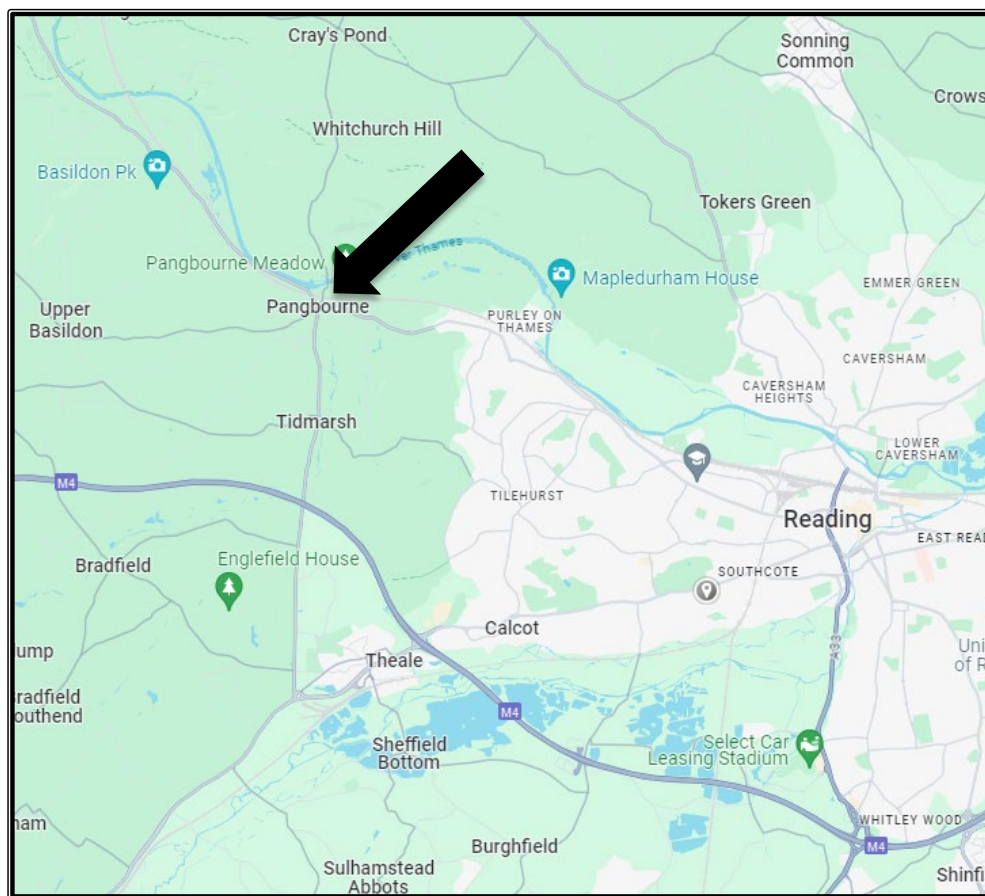
Location

The property lies on the north side of Reading Road adjacent to its junction with Bourne Road in the sought after village of Pangbourne, Berkshire.

Pangbourne train station lies ½ mile to the west which provides direct train services to London Paddington, whilst Junction 12 of the M4 motorway lies approximately 5 miles to the south.

Reading town centre lies approximately 5 miles to the east.

We would refer you to the location plan below for further information.



Plan for information purposes only. Not to scale.

Description

The property provides a relatively level, square shaped site of approximately 0.075 hectares (0.186 acres) which formerly provided a detached bungalow.

The former bungalow has now been demolished, its foundations removed, and the site cleared in readiness of its redevelopment.

We would refer you to the attached Site Location Plan which shows the boundaries of the property edged in red.

Tenure

The entire property is freehold.

Full vacant possession of the property will be given on completion of the sale.

Services

Mains water and electricity services are already connected to the site for construction purposes.

VAT

The property is not elected for VAT and VAT will not be payable on the purchase price.

Planning Status

The property was granted planning permission on 2nd September 2022 for “Demolition of existing bungalow, brick outbuilding and garage; construction of 4 flats, with associated parking, widened site entrance, new fences and drainage” (application reference no. 22/01616/FULD).

The property was also granted approval for a Section 73 application on 15th March 2024 to “vary conditions 2 (Plans), 4 (CMS), 8 (FFL) and 9 (Materials) of approved 22/01616/FULD - Demolition of existing bungalow, brick outbuilding and garage; construction of 4 flats, with associated parking, widened site entrance, new fences and drainage” (application reference no. 223232).

The consented development scheme will provide the following accommodation, measured on a Gross Internal Area basis:

Flat 1 (2 bedroom ground floor): 70.7 sqm (761 sq.ft)

Flat 2 (2 bedroom ground floor): 70.7 sqm (761 sq.ft)

Flat 3 (2 bedroom first floor): 70.7 sqm (761 sq.ft)

Flat 4 (2 bedroom first floor): 70.7 sq.m (761 sq.ft)

Total Gross Internal Area: 282.8 sq.m (3,044 sq.ft)

Externally, 6 no. car parking spaces, private and communal gardens and bin and cycle storage facilities will be provided within the development.

The various surveys, reports and drawings which supported the planning application and S73 application are available to view on West Berkshire Council's planning portal and can be assigned to the purchaser upon completion of the sale.

Working drawings for the development have been produced and can be assigned to the purchaser upon completion of the sale.

The Community Infrastructure Levy (CIL) charge for the development has already been paid by the vendor.

The vendor has already purchased the bricks for the development which will be left on site for use by the purchaser upon completion of the sale.

Method of Sale

The property's freehold interest 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.

If an offer is accepted, exchange of contracts is to take place within six weeks of the purchaser's receipt of the draft sale contract and completion is to take place within four weeks of exchange of contracts.

A 10% deposit will be payable on exchange of contracts and the full balance of the purchase price will be payable immediately upon completion of the sale.

Guide Price: OIEO £600,000.

All offers should state whether they are dependent on bank or similar finance being available with confirmation or proof of funding.

Written offers for the property are invited by **12 Noon on Thursday 18th July 2024**.

All offers should be marked "75 Reading Road, Pangbourne - Offer to Purchase" and addressed to:

Mr Chris Newman, Haslams Surveyors LLP,
Apex, Forbury Road, Reading, Berkshire RG1 1AX or chrisnewman@haslams.co.uk

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Information Pack

A copy of the Information Pack is available to interested parties upon request.

The Information Pack includes:

1. Planning Documents
2. Working Drawings
3. Topographical survey
4. Ground Investigation Report

Viewing And All Other Enquiries

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

Mr Chris Newman
Haslams Surveyors LLP
Apex
Forbury Road
Reading
Berkshire
RG1 1AX

Telephone: 0118 921 1521 (Chris Newman Direct Line)
Telephone: 0118 921 1500 (Switchboard)
Or Email: chrisnewman@haslams.co.uk

Please note that parties must not enter the property outside the viewing times without our prior authority and any inspection of the property is at the prospective purchaser's risk.

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.

Consumer Protection from Unfair Trading Regulations 2008 – These details are believed to be correct as at June 2024 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

Particulars Printed June 2024



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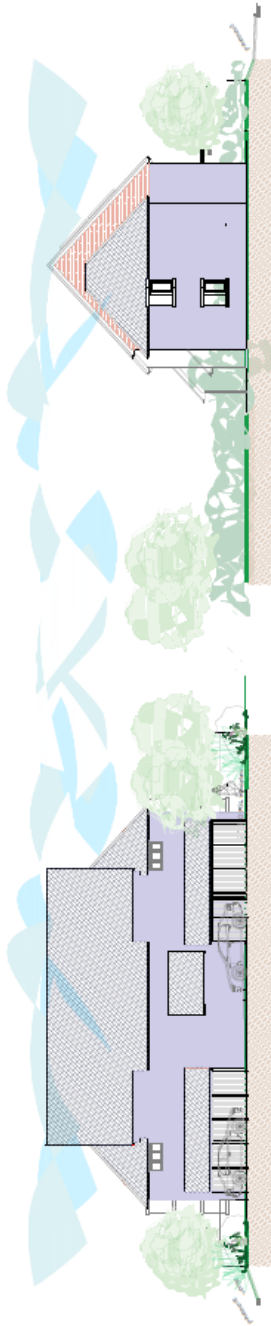
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1. All exterior surfaces shall be finished with a minimum of two coats of exterior grade paint.
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WEST ELEVATION

NORTH ELEVATION



READING ROAD (SOUTH) ELEVATION

EAST ELEVATION

- white
- grey/brick pavers with red brick feature pavers across and above
- red multi plan tile hanging (upper gables)
- Window/sillings -off white vinyl/aluminum

PROJECT INFORMATION PROJECT NAME: [REDACTED] PROJECT ADDRESS: [REDACTED] PROJECT CITY: [REDACTED] PROJECT STATE: [REDACTED] PROJECT ZIP: [REDACTED]	
DATE:	11/11/2023
SCALE:	AS SHOWN
DESIGNER:	[REDACTED]
DRAWN BY:	[REDACTED]
CHECKED BY:	[REDACTED]
APPROVED BY:	[REDACTED]
PROJECT NUMBER:	[REDACTED]
DATE:	11/11/2023
SCALE:	AS SHOWN
DESIGNER:	[REDACTED]
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