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43 London Street Reading

Residential Development Opportunity

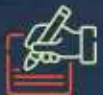
Description



The Property is a centrally located part complete mixed use development opportunity.



Reading City Centre is only 5 min walk from the development, providing excellent amenities.



Reading Council as local planning authority grant full planning permission for the development. Application No. 191043:

Residential-led mixed-use development comprising 48 sqm of community use (Class D1) and 21 residential units (5 one-bedroom, 12 two-bedroom, and 4 three-bedroom units), together with associated service enclosures, parking, and landscaping.

The development is on a 0.185 Acre plot and is centrally located, within the Reading Central Area Action Plan and Market Place / London Street Conservation Area.

No. 43 London Street was originally a two-storey mid terraced period property, positioned between two taller Grade II listed buildings. The building has been demolished and partially rebuilt, including brickwork facade. Demolition / site clearance works to the buildings at the rear have been undertaken, including certain groundworks, ready for construction of the 21 residential unit scheme, with a community unit to be within the original building fronting London Street.

The site is located near to the Oracle shopping centre and the town centre.



Aerial

Points of Interest

- 1 Reading Train Station
- 2 Reading Bus Station
- 3 Town Hall & Museum
- 4 Market Place Square
- 5 Central Library
- 6 South Street Arts Centre
- 7 Vue Cinema
- 8 Oracle Shopping Centre
- 9 Broad Street Mall
- 10 The Hexagon
- 11 Reading West Station



15 MINUTES
M4/J11

Direct Service to London

43 Reading Street

Development

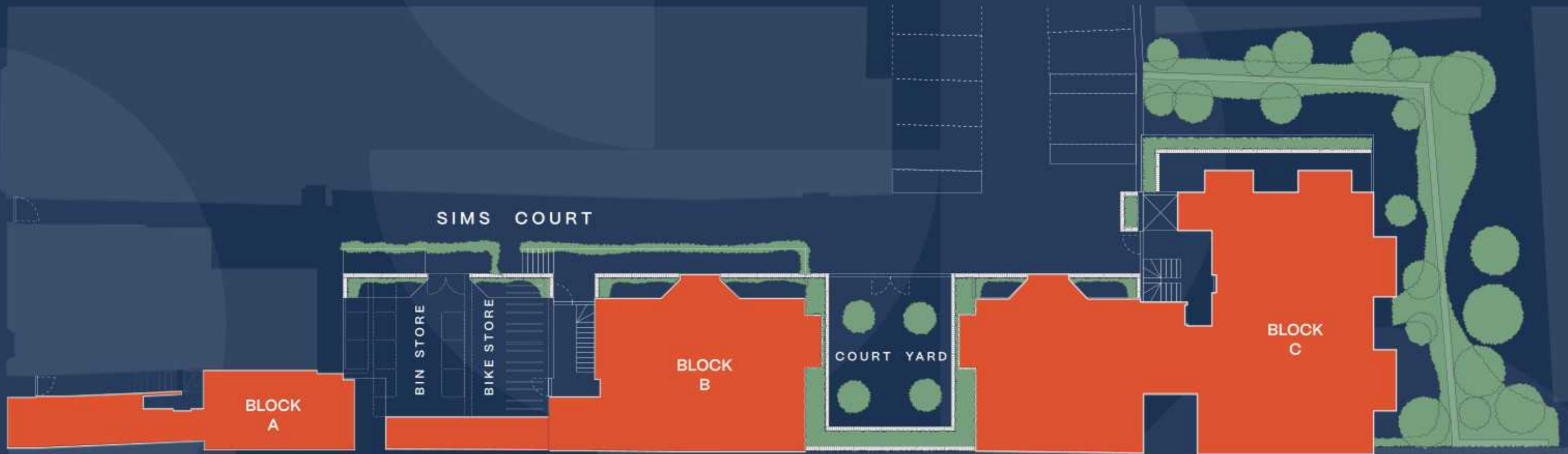
Design & Access Statement accompanying Planning Application for:

'Part-demolition of existing London Street facade and internal works to building alongside demolition of two storey building to rear to enable residential-led mixed-use development comprising 48 sqm community use (Class D1) and 21 residential units (x5 one-bed, x12 two-bed and x4 three-bed units) together with associated services enclosures, parking and landscaping'

Planning was granted by Reading Council on 27 June 2019 under reference 191043, this permission is extant. Further documents can be found [here](#).



LONDON STREET



Site Plan

Works to Date

The Administrators understand that the following works have been completed;

BLOCK A



Drainage under slab and foundations.



Blockwork to roof level, with timber frame installed.



Brickwork to front façade facing London Street.

BLOCK B



Basement slab, with concrete walls poured.



Concrete walls within basement.



Propping for court yard and backfilling for access.



Party Wall bond in place and all conditions met.

BLOCK C



Piling works.



Brick wall for carpark rebuilt.



All archaeological works complete.



Accommodation

Schedule

Unit	Block	Floor	Beds	TIA	EXT.AREA
1	A	Ground Floor	N/A	Commercial Unit 48m ²	N/A
2	A	First Floor	1	41.7sqm 448.9sqft	N/A
3	A	Second Floor	1	39.6sqm 426.3sqft	1.4sqm 15.1sqft
4	B	Third Floor	1	50.6sqm 544.7sqft	6.7sqm 72.1sqft
5	B	Ground Floor	2	60.2sqm 648.0sqft	6.3sqm 67.8sqft
6	B	Ground Floor	2	72.9sqm 784.7sqft	6.4sqm 68.9sqft
7	B	First Floor	2	60.2sqm 648.0sqft	3.1sqm 33.4sqft
8	B	First Floor	3	75.1sqm 808.4sqft	3.2sqm 34.4sqft
9	B	Second Floor	2	57.7sqm 621.1sqft	2.0sqm 21.5sqft
10	B	Second Floor	2	68.2sqm 734.1sqft	2.0sqm 21.5sqft
11	C	Lower Floor	3	86.2sqm 927.8sqft	21.9sqm 235.7sqft
12	C	Ground Floor	2	55.9sqm 601.7sqft	4.5sqm 48.4sqft
13	C	Ground Floor	2	55.1sqm 593.1sqft	1.7sqm 18.3sqft
14	C	First Floor	2	59.5sqm 640.5sqft	2.1sqm 22.6sqft
15	C	First Floor	2	58.2sqm 626.5sqft	1.7sqm 18.3sqft
16	C	Second Floor	2	61.3sqm 659.8sqft	2.0sqm 21.5sqft
17	C	Lower Ground	1	51.9sqm 558.6sqft	1.7sqm 18.3sqft
18	C	Lower Ground	3	75.8sqm 815.9sqft	48.2sqm 518.8sqft
19	C	Ground Floor	2	55.7sqm 599.5sqft	24.2sqm 260.5sqft
20	C	First Floor	1	55.7sqm 599.5sqft	2.7sqm 29.1sqft
21	C	Second Floor	2	55.6sqm 598.5sqft	2.8sqm 30.1sqft
22	C	Third Floor	3	84.5sqm 909.6sqft	56.5sqm 608.2sqft



COMMERCIAL UNIT 1
48m²

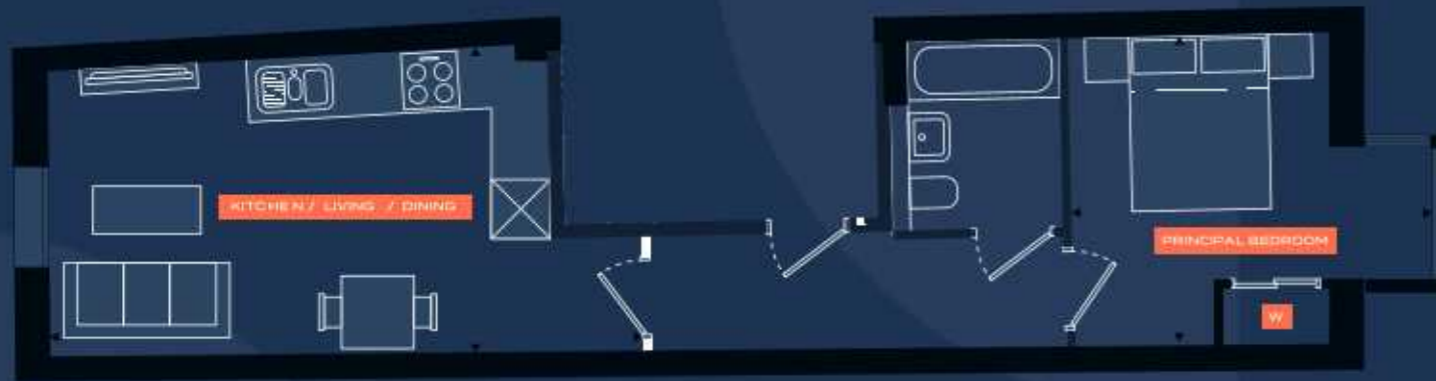
BLOCK A
GROUND FLOOR



APARTMENT 2

1 Bed 1 Bath

Kitchen / Living / Dining	6.6m x 3.4m	21'9" x 11'2"
Principal Bedroom	4.0m x 3.5m	12'2" x 11'4"
Total Internal Area	41.7 sq m	448.9 sq ft



BLOCK A
1ST FLOOR

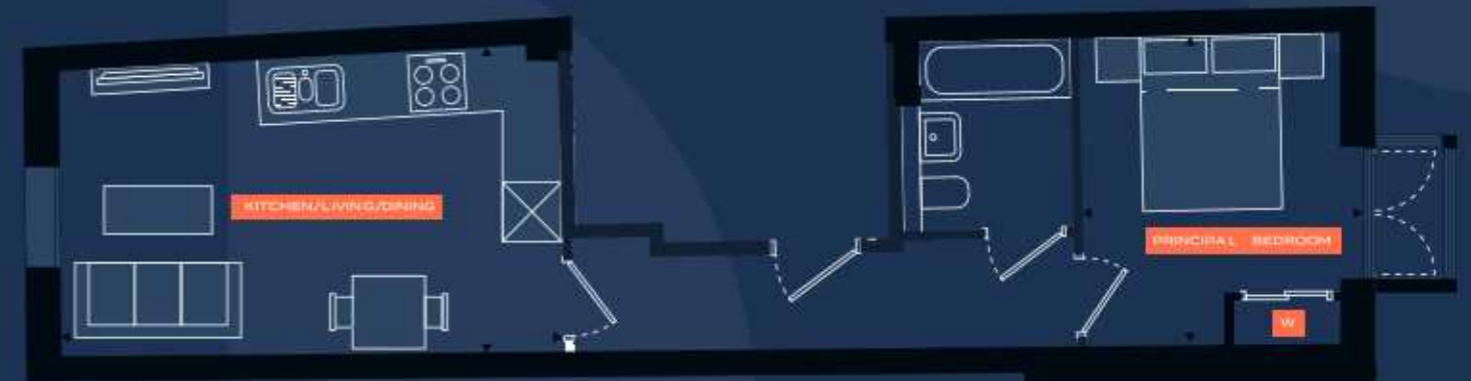


Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Overall dimensions are usually stated and there may be projections into these. Kitchen and bathroom layouts are indicative only.

APARTMENT 3

1 Bed 1 Bath

Kitchen / Living / Dining	5.6m x 3.4m	18'3" x 11'2"
Principal Bedroom	2.9m x 3.6m	9'7" x 11'8"
Total Internal Area	39.6 sq m	426.3 sq ft
External Area	1.4 sq m	15.1 sq ft



BLOCK A
2ND FLOOR



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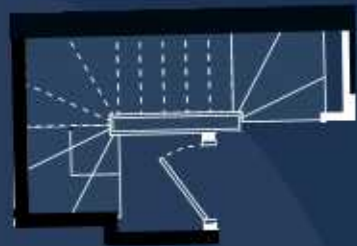
APARTMENT 4

1 Bed 1 Bath

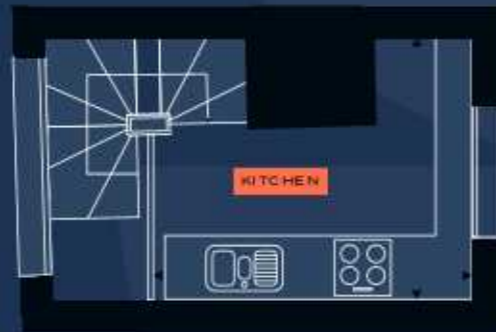
Kitchen	3.4m x 2.9m	11'2" x 9'6"
Living / Dining	3.6m x 3.4m	11'8" x 11'2"
Principal Bedroom	6.2m x 3.1m	20'5" x 10'1"
Total Internal Area	50.6 sq m	544.7 sq ft
External Area	6.7 sq m	72.1 sq ft



Level 2



Level 1



Level 3

BLOCK A
2ND FLOOR



BLOCK A
3RD FLOOR



BLOCK A
4TH FLOOR



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APARTMENT 5

2 Bed 2 Bath

Kitchen / Living / Dining	7.1m x 4.4m	23'4" x 14'7"
Principal Bedroom	4.2m x 3.2m	13'8" x 10'7"
Bedroom 2	2.4m x 3.2m	7'10" x 10'5"
Total Internal Area	60.2 sq m	648.0 sq ft
External Area	6.3 sq m	67.8 sq ft



BLOCK A
2ND FLOOR

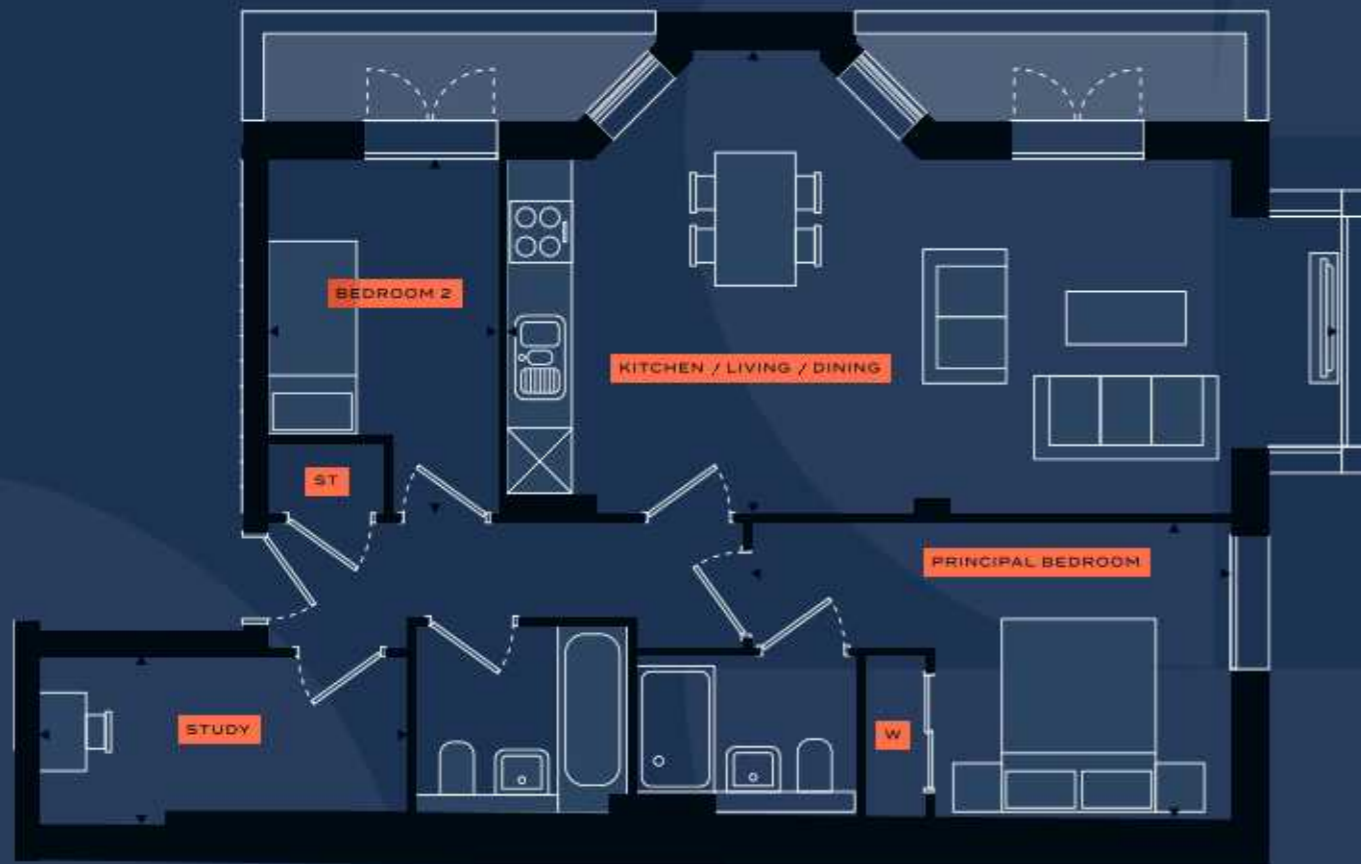


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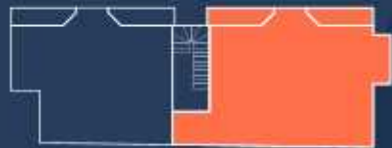
APARTMENT 6

2 Bed 2 Bath

Kitchen / Living / Dining	8.4m x 4.47m	27'6" x 15'5"
Principal Bedroom	4.9m x 3.0m	15'11" x 9'10"
Bedroom 2	2.3m x 3.6m	7'7" x 11'9"
Study	3.7m x 1.7m	12'2" x 5'7"
Total Internal Area	72.9sq m	784.7 sq ft
External Area	6.4 sq m	68.9 sq ft



BLOCK B
1ST FLOOR



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APARTMENT 7

2 Bed 2 Bath

Kitchen / Living / Dining	7.1m x 4.4m	23'4" x 14'7"
Principal Bedroom	4.2m x 3.2m	13'8" x 10'7"
Bedroom 2	2.4m x 3.2m	7'10" x 10'5"
Total Internal Area	60.2 sq m	648.0 sq ft
External Area	3.1 sq m	33.4 sq ft



BLOCK B
1ST FLOOR

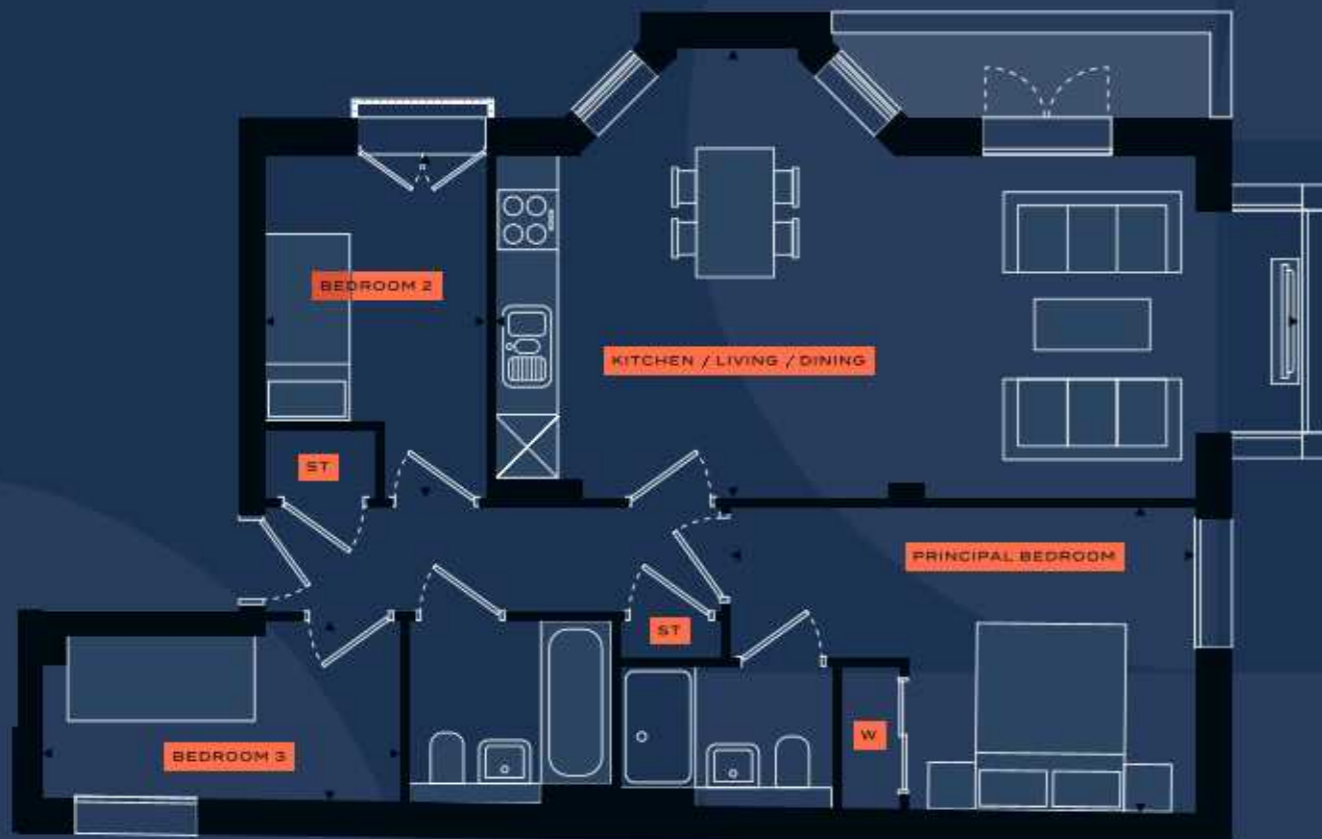


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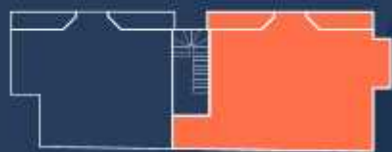
APARTMENT 8

3 Bed 2 Bath

Kitchen / Living / Dining	8.4m x 4.7m	27'8" x 15'5"
Principal Bedroom	4.9m x 3.2m	16'2" x 10'6"
Bedroom 2	2.3m x 3.6m	7'7" x 11'9"
Bedroom 3	3.7m x 1.9m	12'3" x 6'2"
Total Internal Area	75.1sq m	808.4 sq ft
External Area	3.2 sq m	34.4 sq ft



BLOCK B
1ST FLOOR



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APARTMENT 9

2 Bed 2 Bath

Kitchen / Living / Dining	7.2m x 3.3m	23'7" x 10'0"
Principal Bedroom	4.2m x 3.2m	13'11" x 10'7"
Bedroom 2	2.3m x 3.2m	7'7" x 10'5"
Total Internal Area	57.7 sq m	621.1 sq ft
External Area	2.0 sq m	21.5 sq ft



BLOCK B
2ND FLOOR

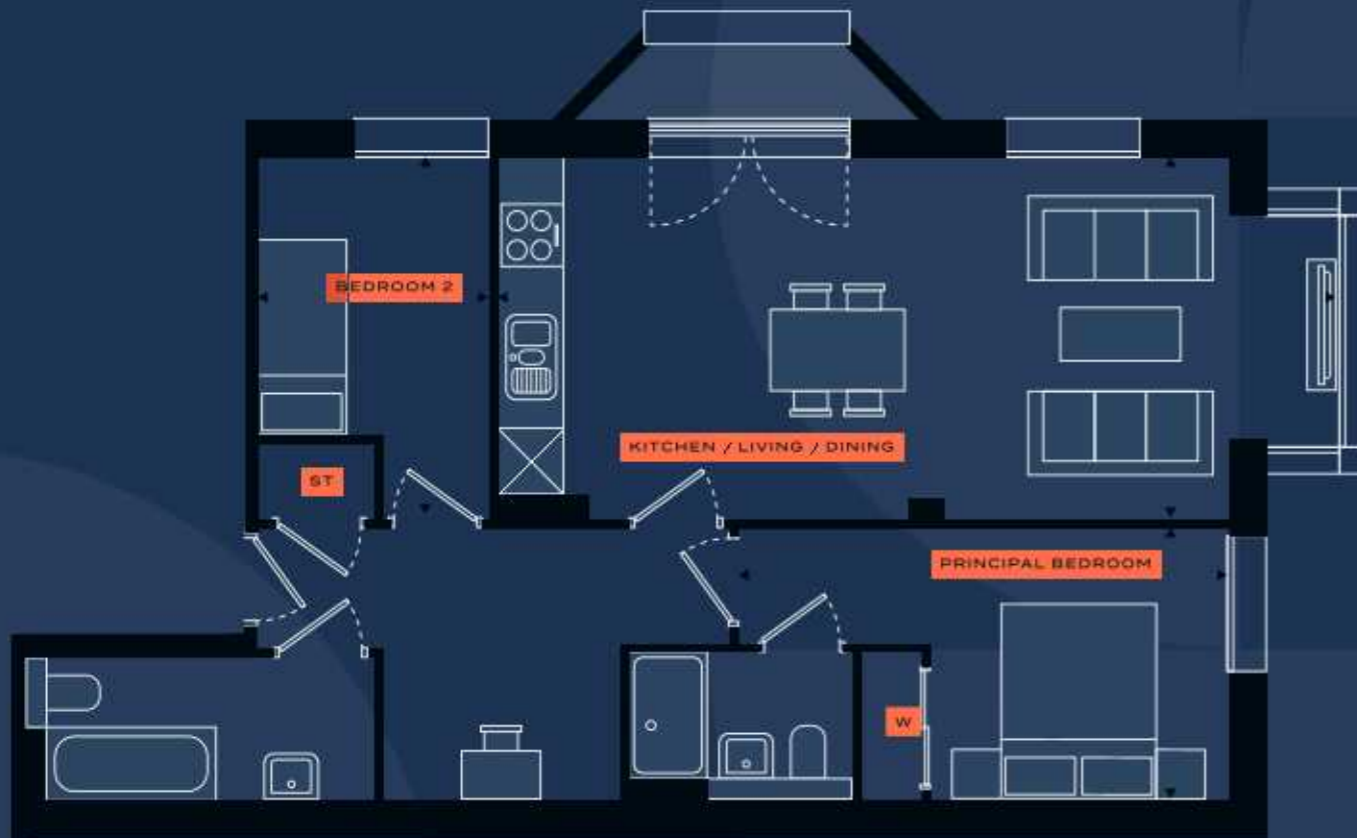


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APARTMENT 10

2 Bed 2 Bath

Kitchen / Living / Dining	8.4m x 3.7m	27'6" x 12'1"
Principal Bedroom	4.9m x 2.7m	16'1" x 8'11"
Bedroom 2	2.3m x 3.6m	7'7" x 11'10"
Total Internal Area	68.2sq m	734.1 sq ft
External Area	2.0 sq m	21.5sq ft



BLOCK B
2ND FLOOR



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APARTMENT 11

3 Bed 2 Bath

Kitchen / Living / Dining	7.8m x 4.1m	27'6" x 13'5"
Principal Bedroom	4.0m x 3.8m	13'0" x 12'6"
Bedroom 2	3.9m x 2.8m	12'8" x 9'1"
Bedroom 3	2.8m x 4.0m	9'2" x 13'0"
Total Internal Area	86.2 sq m	927.8 sq ft
External Area	21.9 sq m	235.7 sq ft



BLOCK C
LOWER GROUND FLOOR

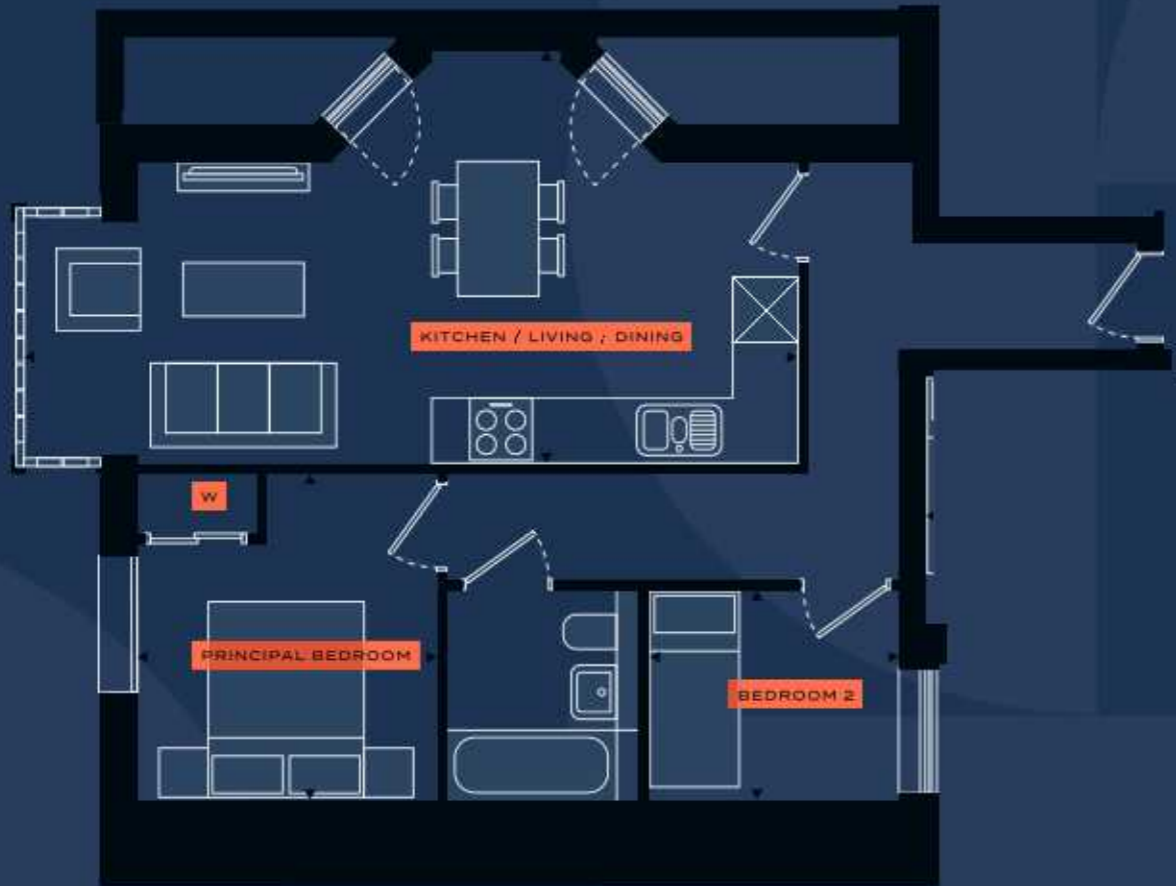


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APARTMENT 12

2 Bed 1 Bath

Kitchen / Living / Dining	7.7m x 4.1m	25'2" x 13'6"
Principal Bedroom	3.0m x 3.3m	9'10" x 10'8"
Bedroom 2	2.5m x 2.1m	8'2" x 6'11"
Total Internal Area	55.9 sq m	601.7sq ft
External Area	4.5 sq m	48.4 sq ft



APARTMENT 13

2 Bed 1 Bath

Kitchen / Living / Dining	5.3m x 5.5m	17'4" x 18'1"
Principal Bedroom	4.4m x 2.9m	14'6" x 9'5"
Bedroom 2	2.4m x 2.5m	7'9" x 8'2"
Total Internal Area	55.1 sq m	593.1 sq ft
External Area	1.7 sq m	18.3 sq ft



BLOCK C
GROUND FLOOR



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BLOCK C
GROUND FLOOR

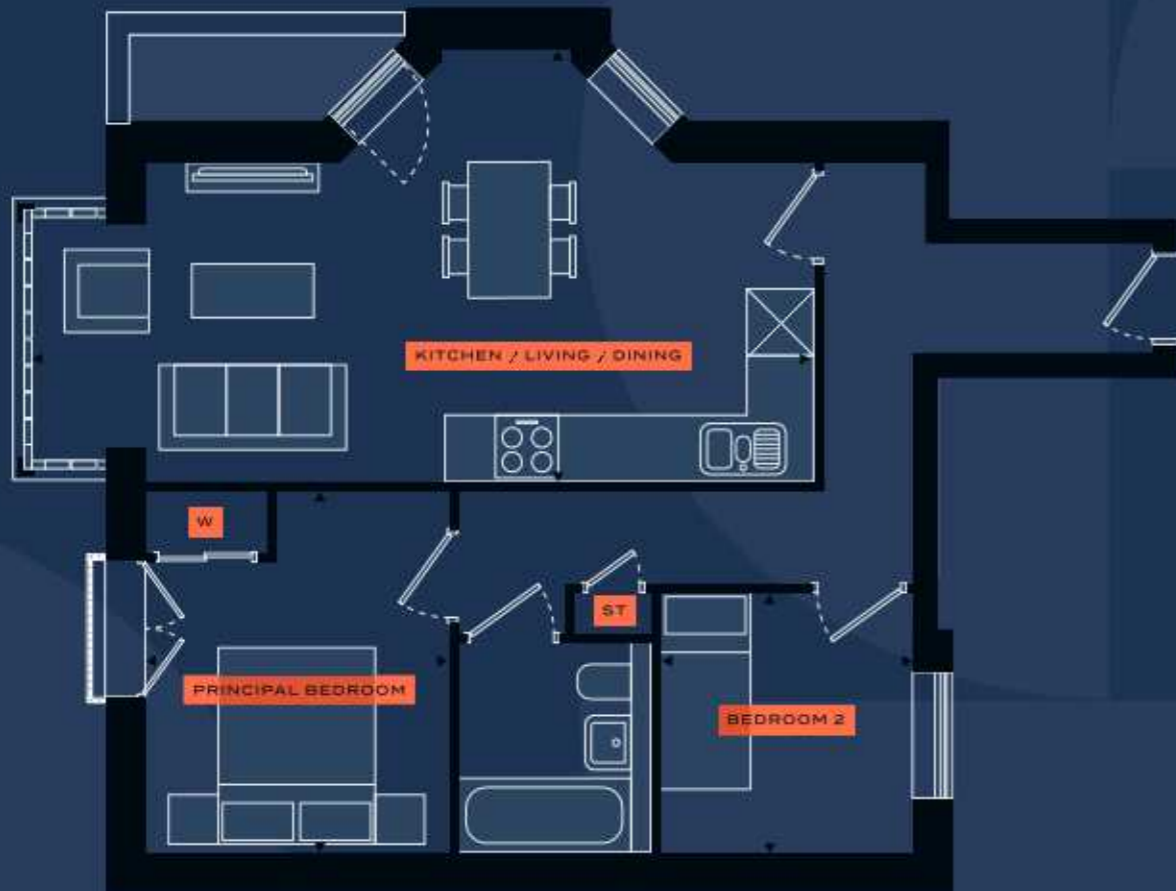


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APARTMENT 14

2 Bed 1 Bath

Kitchen / Living / Dining	7.7m x 4.3m	25'4" x 14'0"
Principal Bedroom	3.0m x 3.6m	9'10" x 11'9"
Bedroom 2	2.5m x 2.6m	8'2" x 8'6"
Total Internal Area	59.5 sq m	640.5sq ft
External Area	2.1 sq m	22.6 sq ft



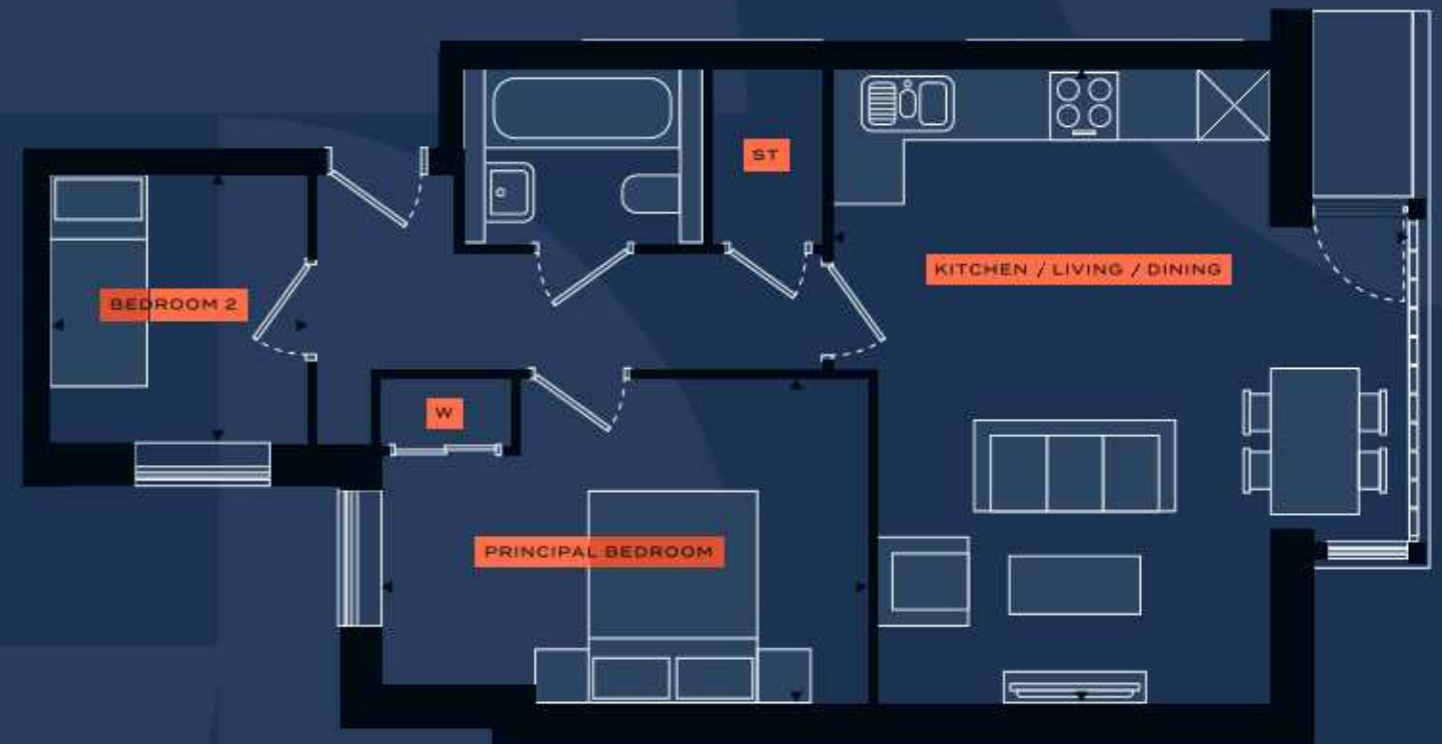
BLOCK C ▲
1ST FLOOR N

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APARTMENT 15

2 Bed 1 Bath

Kitchen / Living / Dining	5.3m x 5.9m	17'5" x 19'3"
Principal Bedroom	4.5m x 3.0m	14'8" x 9'10"
Bedroom 2	2.3m x 2.5m	7'8" x 8'2"
Total Internal Area	58.2 sq m	626.5 sq ft
External Area	1.7 sq m	18.3 sq ft



BLOCK C ▲
1ST FLOOR N

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APARTMENT 16

2 Bed 1 Bath

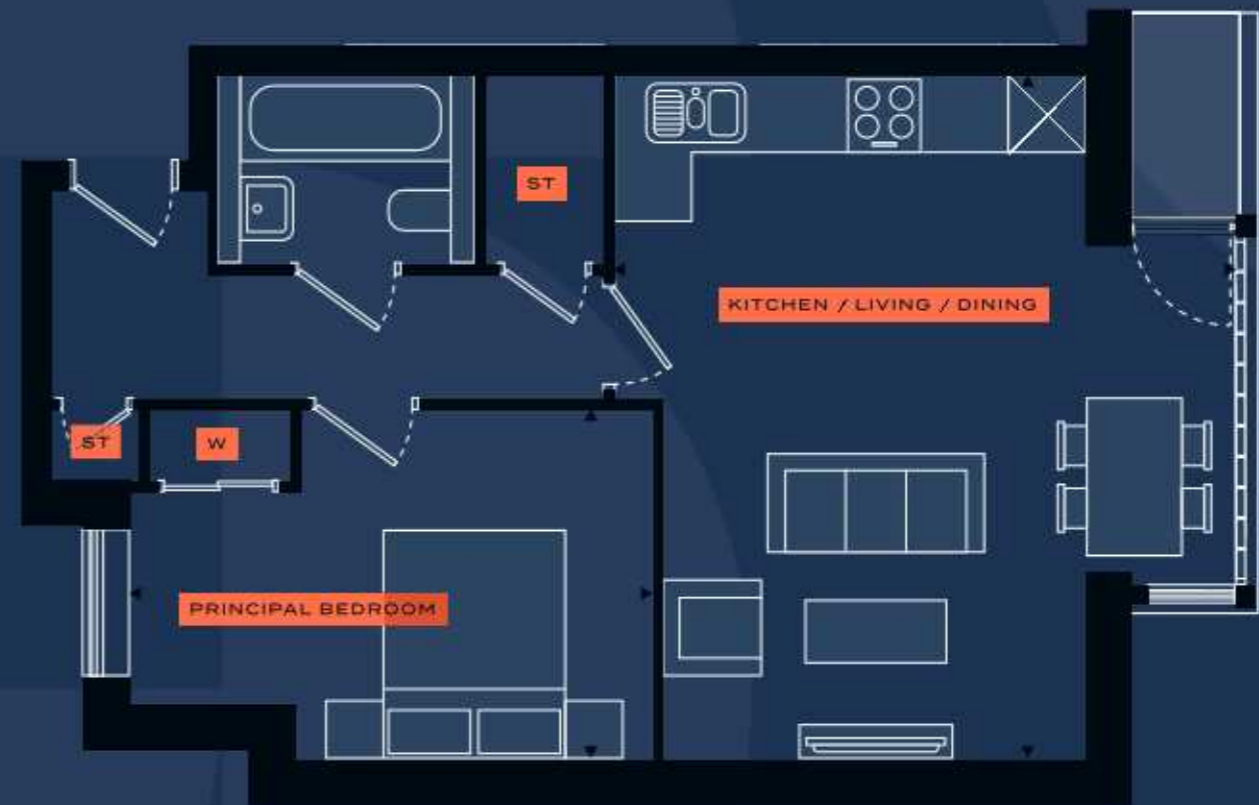
Kitchen / Living / Dining	7.7m x 3.5m	25'4" x 11'4"
Principal Bedroom	3.7m x 3.0m	12'1" x 9'9"
Bedroom 2	2.3m x 2.6m	7'6" x 8'7"
Study	1.6m x 1.8m	5'5" x 6'0"
Total Internal Area	61.3 sq m	659.8 sq ft
External Area	2.0 sq m	21.5 sq ft



APARTMENT 17

1 Bed 1 Bath

Kitchen / Living / Dining	5.3m x 5.9m	17'5" x 19'3"
Principal Bedroom	4.5m x 3.0m	14'8" x 9'10"
Total Internal Area	51.9 sq m	558.6 sq ft
External Area	1.7 sq m	18.3 sq ft



BLOCK C ▲
2ND FLOOR N

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BLOCK C ▲
2ND FLOOR N

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APARTMENT 18

3 Bed 2 Bath

Kitchen / Living / Dining	6.3m x 5.8m	20'7" x 19'0"
Principal Bedroom	6.5m x 2.8m	21'2" x 9'3"
Bedroom 2	2.3m x 3.2m	9'1" x 10'8"
Bedroom 3	3.1m x 3.2m	10'3" x 10'8"
Total Internal Area	75.8 sq m	815.9 sq ft
External Area	48.2 sq m	518.8 sq ft



APARTMENT 19

2 Bed 1 Bath

Kitchen / Living / Dining	7.1m x 4.4m	23'2" x 14'4"
Principal Bedroom	4.6m x 2.8m	15'1" x 9'1"
Bedroom 2	3.2m x 4.4m	10'4" x 14'4"
Total Internal Area	55.7sq m	599.5 sq ft
External Area	24.2 sq m	260.5 sq ft



BLOCK C
LOWER GROUND
FLOOR



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BLOCK C
GROUND FLOOR



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APARTMENT 20

2 Bed 1 Bath

Kitchen / Living / Dining	7.1m x 4.4m	23'2" x 14'4"
Principal Bedroom	4.6m x 2.8m	15'1" x 9'1"
Bedroom 2	3.2m x 4.4m	10'4" x 14'4"
Total Internal Area	55.7 sq m	599.5 sq ft
External Area	2.7 sq m	29.1 sq ft



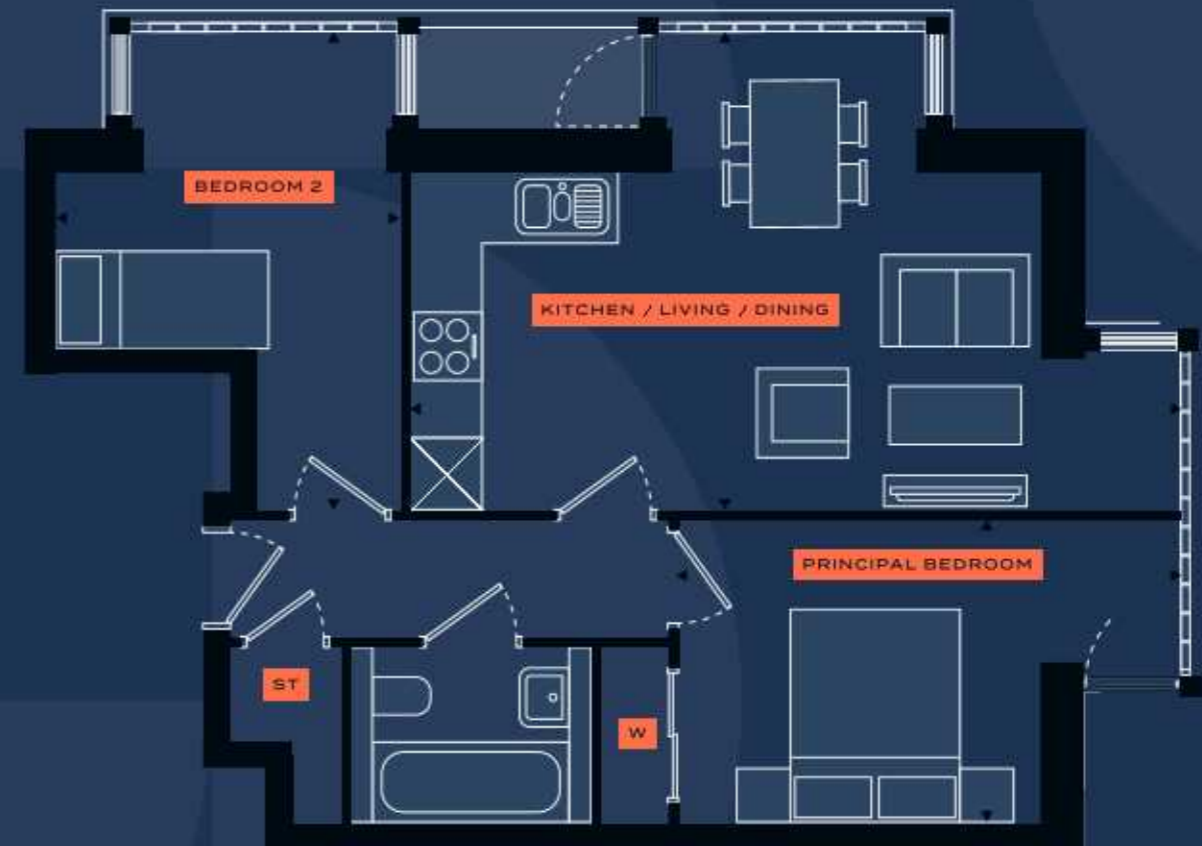
BLOCK C ▲
1ST FLOOR N

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APARTMENT 21

2 Bed 1 Bath

Kitchen / Living / Dining	7.1m x 4.4m	23'2" x 14'4"
Principal Bedroom	4.6m x 2.8m	15'1" x 9'1"
Bedroom 2	3.2m x 4.4m	10'4" x 14'4"
Total Internal Area	55.6 sq m	598.5 sq ft
External Area	2.8 sq m	30.1 sq ft



BLOCK C ▲
2ND FLOOR N

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APARTMENT 22

3 Bed 3 Bath

Kitchen / Living / Dining	4.7m x 6.8m	15'6" x 22'3"
Principal Bedroom	3.2m x 3.4m	10'7" x 11'3"
Bedroom 2	4.0m x 2.7m	13'0" x 9'0"
Bedroom 3	3.4m x 2.6m	11'3" x 8'6"
Total Internal Area	84.5 sq m	909.6 sq ft
External Area	56.4 sq m	608.2 sq ft



BLOCK C ▲
3RD FLOOR N

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Level 2



BLOCK C ▲
4TH FLOOR N

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Location

/// making.fast.dance



Located in the heart of Reading, 43 London Street offers immediate access to the town centre, with a mix of quaint shops, stylish cafes, and fine dining options just steps away.

Reading Train Station, known as the gateway to Central London, provides direct services into London Paddington with over 200 services a day and a fastest journey time of 25 minutes.

Additionally, the location boasts easy access to major motorway routes, including the M4, facilitating seamless travel to London, Heathrow Airport, and the West Country.



	Distance	Drive Time
A33	0.5 miles	4 mins
M4 (J11)	2.5 miles	15 mins
M3 (J5)	14 miles	25 mins
M40 (J4)	25 miles	30 mins
M25 (J15)	25 miles	35 mins

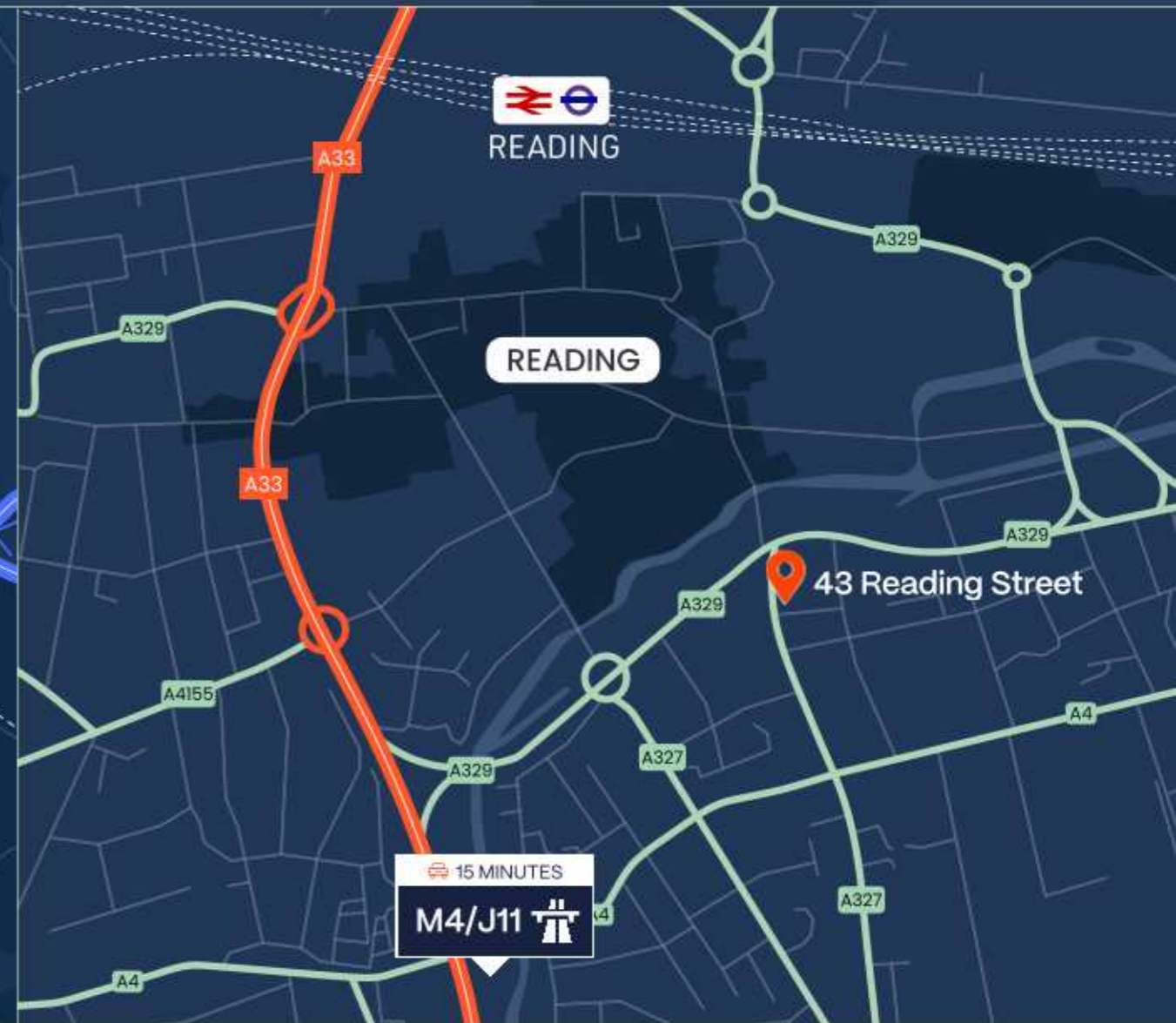


	Distance	Drive Time
Reading	0.5 miles	5 mins
Bracknell	11 miles	25 mins
Maidenhead	16 miles	25 mins
Slough	20 miles	30 mins
Central London	40 miles	1 hour



	Journey Time
Maidenhead	13 mins
Bracknell	20 mins
London Paddington	21 mins
Slough	23 mins
Bristol	1 hr 2 mins

From Reading Station





43 London Street

Residential Development Opportunity

43 London Street | Reading | RG1 4PS



Guide Price

Price on application.

Tenure

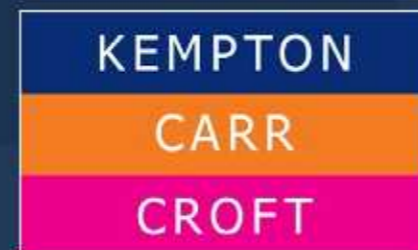
Freehold with vacant possession.

VAT

The Administrators understand the property is not elected for VAT.

Further Information

For further information or to view, please contact sole selling agents, Kempton Carr Croft. Access is to be strictly by appointment.



Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117 021 / 0118 402 6893

The property is being sold by Administrators who are acting as agents of Farleigh Reading Ltd (In Administration) without personal liability.

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