

# LAND AT 362 OXFORD ROAD

Reading, Berkshire, RG30 1AQ



## Key Highlights

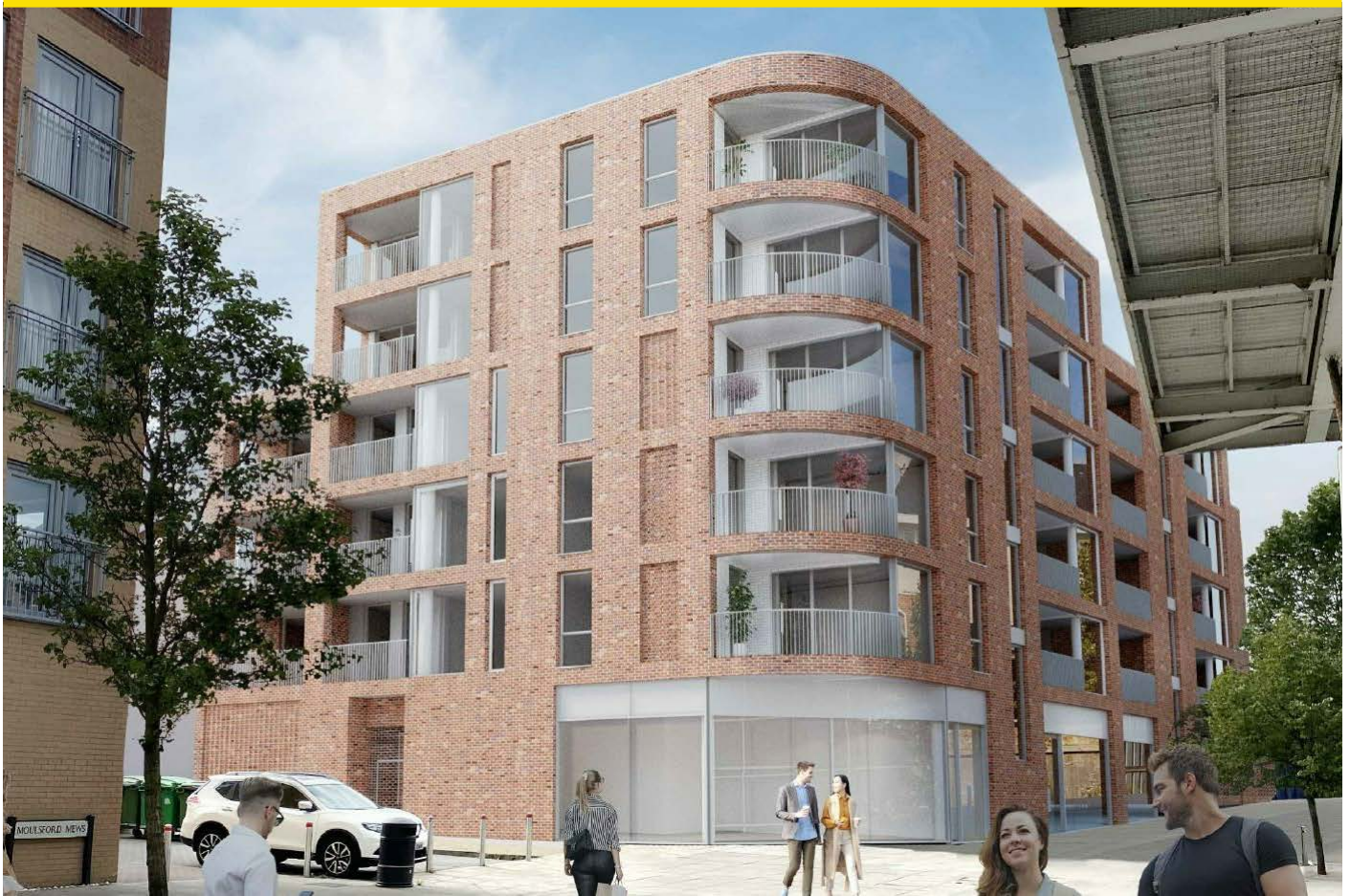
- Residential Development Opportunity in Reading, Berkshire
- Total Site area of approximately 0.32 acres (0.13 hectares)
- Vacant site with planning permission for a flatted scheme comprising 2 commercial and 26 residential units
- Unconditional or conditional offers are invited by **noon on Friday, 3rd March 2023**

SAVILLS READING  
Ground Floor, Hawker House, 5-6 Napier Court, Napier Road  
Reading RG1 8BW

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## Location

The site lies on the northern side of Oxford Road and south of Curzon Street, approximately 1.1 miles (1.8 km) west of Reading town centre.

The immediate surrounding area comprises mostly terraced housing interspersed with commercial property.

## Site Description

At present, the site is secured vacant land measuring approximately 0.32 acres (0.13 hectares). The site is accessed via Curzon Street through a gated entrance at the northern boundary.

## Planning

The site benefits from planning permission (ref: 201391) for the erection of a mixed-use development comprising of two commercial units on the ground floor (157.5 sqm), 26 residential units (including 30% affordable housing), associated landscaping, car and cycle parking.

In October 2022, an application (ref: 220776) was refused for the same scheme albeit comprising wholly private tenure. An appeal has been submitted to overturn this refusal. A decision is yet to be determined.

## Accommodation Schedule

### Commercial

UNIT TYPE	STOREY HEIGHT	APPROX. NIA (SQ. M.)	APPROX. NIA (SQ. FT.)
Commercial Unit 1	Ground	77.4	833
Commercial Unit 2	Ground	80.0	861
<b>Total</b>		<b>157.4</b>	<b>1,694.6</b>

### Residential

UNIT TYPE	TOTAL	APPROX. TOTAL NIA (SQ. M.)	APPROX. TOTAL NIA (SQ. FT.)
1B2P	5	270.2	2,908
2B3P	5	325.0	3,498
2B4P	8	611.9	6,586
3B5P	8	692.0	7,449
<b>Total</b>	<b>26</b>	<b>1,899.1</b>	<b>20,442</b>

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## Legal

The site is owned freehold under the registered Title BK429154.

## Services

Purchasers are advised to make their own enquiries with the supply companies in respect of their specific requirements.

## Viewings

All on-site viewings are strictly by accompanied appointment only. We will be arranging weekly viewings slots and parties will be advised in due course. Please contact Ailsa Howells to arrange on +44 (0) 7815 032126 or ailsa.howells@savills.com.

## Method of Sale

Offers are invited from interested parties by noon on Friday, 3rd March. Please note that the Vendor will not be obligated to accept the highest or any other offer. In order to accurately appraise all offers on a like for like basis, please provide the following information in support of your bid:

- Confirmation of any conditions attached to the offer, and the anticipated timescales for satisfying the conditions;
- Details of any further information required or investigations to be carried out prior to exchange including anticipated timescales for carrying out proposed works;
- Specify any assumptions made in relation to anticipated abnormal development costs;
- Confirmation of your anticipated timescales for exchange and completion of contracts;
- Provide details of how you propose to fund the purchase and confirmation that your bid has received board approval or equivalent, and if not, the process and anticipated timescales required to obtain such approval;
- Specify your proposed exchange deposit and confirm that this will be non-refundable;
- Provide any other information that you feel should be taken into consideration in the assessment of your bid; for example any recent experience of delivering schemes of this nature in the vicinity or within Reading.



## Data Room

Parties are advised to take legal advice when considering the title and all other aspects of this opportunity. All other information on the site can be viewed by clicking the link below.

Data Room:

<https://sites.savills.com/362OxfordRoad/>

## Local Authority

Reading Borough Council

Civic Offices

Bridge Street

Reading

RG1 2LU

<https://www.reading.gov.uk/>

## Contact

### Ed Keeling

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### Ailsa Howells

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