

FOR SALE

# 401 OLD WHITLEY WOOD LANE WHITLEY WOOD READING, RG2 8QA



- 0.35 ACRE SITE OFFERING APPROX. 5,100 SQ.FT. INTERNAL AREA
- CURRENTLY UTILISED AS A PRIMARY SCHOOL - F1 (FORMERLY D1) USE
- IDEAL FOR CONTINUED EDUCATIONAL / FAITH USES
- CLEAR DEVELOPMENT POTENTIAL - SEE CONCEPT ON LAST PAGE PLANNING APPRAISAL IS AVAILABLE ON REQUEST

- LOCATED WITHIN AN ESTABLISHED RESIDENTIAL CATCHMENT WITH FANTASTIC ACCESS TO THE MAJOR ROAD NETWORK AND LOCAL AMENITIES
- MAY ALSO BE SUITABLE FOR A RANGE OF ALTERNATIVE USES INCLUDING COMMUNITY, MEDICAL, NURSERY ETC. - SUBJECT TO OBTAINING THE NECESSARY CONSENTS
- LOCATED WITH GOOD ACCESS TO SHINFIELD STUDIOS - LARGEST NEW FILM AND TV STUDIOS THROUGHOUT THE UK

**ALEX MARTIN**  
COMMERCIAL



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## LOCATION

The site is located 3.5 miles from Reading Town Centre and Reading Train Station, offering regular rail service to London Paddington. Junction 11 of the M4 is one mile away and provides excellent vehicular access east to the M25 and London, whilst west to Newbury and Swindon.

The location of the site provides good access to the local amenities and there are also supermarkets in close proximity on Basingstoke Road.

**FORMER PRIMARY SCHOOL WITH CLEAR DEVELOPMENT POTENTIAL**

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## DESCRIPTION

The site area is approximately 0.35 acres and benefits from a primary building with two further modular buildings demised within the rear children's playground. In front of the main building is demised car parking for 7-8 vehicles.

The property consists of a two storey building of brick construction which appears to have been converted from a two bedroom residential dwelling with further modular buildings to the rear, combined offering gross internal area of circa 5,100 sq.ft. Externally, the property presents well and appears well-maintained. The interior is in good decorative order throughout and can continue to be utilised for its existing use without the need for significant capital expenditure in the near future.



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## DEVELOPMENT POTENTIAL

CGI for a 9 unit residential scheme.  
More information available upon request



### PLANNING & DEVELOPMENT POTENTIAL

The consented use of the property is F1 (D1-NonResidential Institutions) and would be ideal for continued use for Education / Place of Worship.

The site offers clear development potential which we have had a feasibility scheme drawn up for - available on request.

### ACCOMMODATION

Approx. 5,100 sq.ft. internal area on a 0.35 acre plot.

### TENURE

The property is available by way of freehold and is available with the benefit of vacant possession.

### SERVICES

We have been advised that mains water, electricity, gas and drainage are available - these have not been tested by the agents. It is recommended that purchasers' and their advisors' make the necessary enquiries for verification.

### VAT

VAT will be payable on the purchase price.

### FURTHER INFORMATION

Copies of floorplans and land registry title documents are available upon request.

### METHOD OF SALE

Unconditional offers are invited in excess of £775,000 for the unencumbered freehold interest with vacant possession.

The Vendor is a registered Charitable Organisation.

### MISREPRESENTATION CLAUSE:

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein are not guaranteed and are for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves of their accuracy. Alex Martin Commercial Ltd and Haslams Surveyors LLP, nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Prices and rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the condition of such equipment for their requirements. March 2024.



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