

FOR SALE
DEVELOPMENT SITE (stp)/OWNER OCCUPIER
APPROX 0.93 ACRES
Including various buildings comprising 15454 sq ft



Woodley Green, Church Road
Woodley , Reading RG5 4QP

LOCATION

The property is located approximately 3 miles east of Reading Town Centre and within walking distance of the busy Woodley District centre where an excellent range of retail units, restaurants and public Houses can be found. There is excellent access onto Jct 10 of the M4 Motorway which is approximately 5 minutes drive from the Site.

The site is located in a predominantly residential area comprising mainly two storey town houses in the immediate vicinity with a mixture of semi-detached and detached houses nearby.

DESCRIPTION

The property comprises a site of approximately 0.93 acres with a number of two storey and single storey buildings arranged around the site. The buildings are generally in reasonable condition and if retained could be utilised for a variety of uses. The site currently has a single access shared with the adjoining occupier and has large double gates at the entrance providing security.

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ACCOMMODATION

Building 1 (storage)	1617 sq ft	150.2 sq m
Building 2 (storage)	2260 sq ft	209.9 sq m
Former Plumbing/kitchen showroom	3616 sq ft	335.9 sq m
Main Building	6581 sq ft	611.3 sq m
Storage building	1380 sq ft	128.2 sq m
Total:	15,454sq ft	1435.5 sq m



PLANNING

The property has been used for the last 35 years as a builders merchants for the sale of building and plumbing materials and associated uses such as the sale of kitchens and tools.

The site would be suitable for a redevelopment for residential units and interested parties will need to make their own enquiries with Wokingham District council.

The owners have not explored the possibility of redevelopment ,nor undertaken any contamination reports.

Please note that the owners will not consider selling their interest to another builders merchants whose business will compete with their own and a covenant will be included to exclude this use.

BUSINESS RATES

The property lies within the administrative authority of Wokingham District Council and the current rateable value for the site and buildings is £77500.

SERVICES

We understand that mains electricity ,drainage, gas and water services are either connected to the site or available for connection in the vicinity. However, prospective purchasers are advised to make their own independent enquiries of the individual authorities to verify the capacity and availability of such services.

GUIDE PRICE

The Freeholders are seeking offers in the region of £2 million pounds .

VAT

The property is elected for VAT therefore VAT will be payable on the purchase price.

METHOD OF SALE

The property's freehold interest is being 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.

Unconditional offers

If an unconditional offer is accepted completion is to take place within four weeks of exchange of contracts with 10% payable on exchange and the full balance of the purchase price payable immediately upon completion of the sale.

Conditional (subject to planning) Offers

All conditional (subject to planning) offers must be made net of anticipated \$106 /CIL costs and any anticipated abnormal costs associated with the development of the site. Any anticipated abnormal costs should be clearly quantified in the offer letters.

If a conditional offer is accepted a 10% deposit will be payable upon exchange of contracts with completion to take place within eight weeks of the grant of planning permission with the full balance of the purchase price payable immediately upon completion of the sale.

All conditional offers should include at least:

1. Full details of the purchaser's proposed development scheme including the number ,type and mix of units, together with an indicative layout plan.
2. The purchaser's Community Infrastructure Levy (CIL) calculation.
3. The purchaser's affordable housing provision.
4. The purchaser's proposed timetable and strategy for achieving planning permission.

All offers should state whether they are submitted with or without Board approval and whether they are dependant on Bank or similar finance being available with confirmation or proof of funding.

Written offers for the property are invited by 12 noon on Wednesday January 19th 2022

All offers should be marked "Woodley Green Site -Offer to Purchase " and addressed to

Mr Shaun Walters, Parkinson Holt LLP,Holybrook House ,63 Castle Street,Reading RG1 7SN or swalters@parkinsonholt.com

FURTHER INFORMATION AVAILABLE UPON REQUEST

1. Energy Performance Certificates for the main buildings
2. An asbestos Audit
3. Title Plans for the site.

VIEWING

Strictly by appointment with the vendors sole agent

Shaun Walters

Telephone: 01189 023933 (direct line)

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