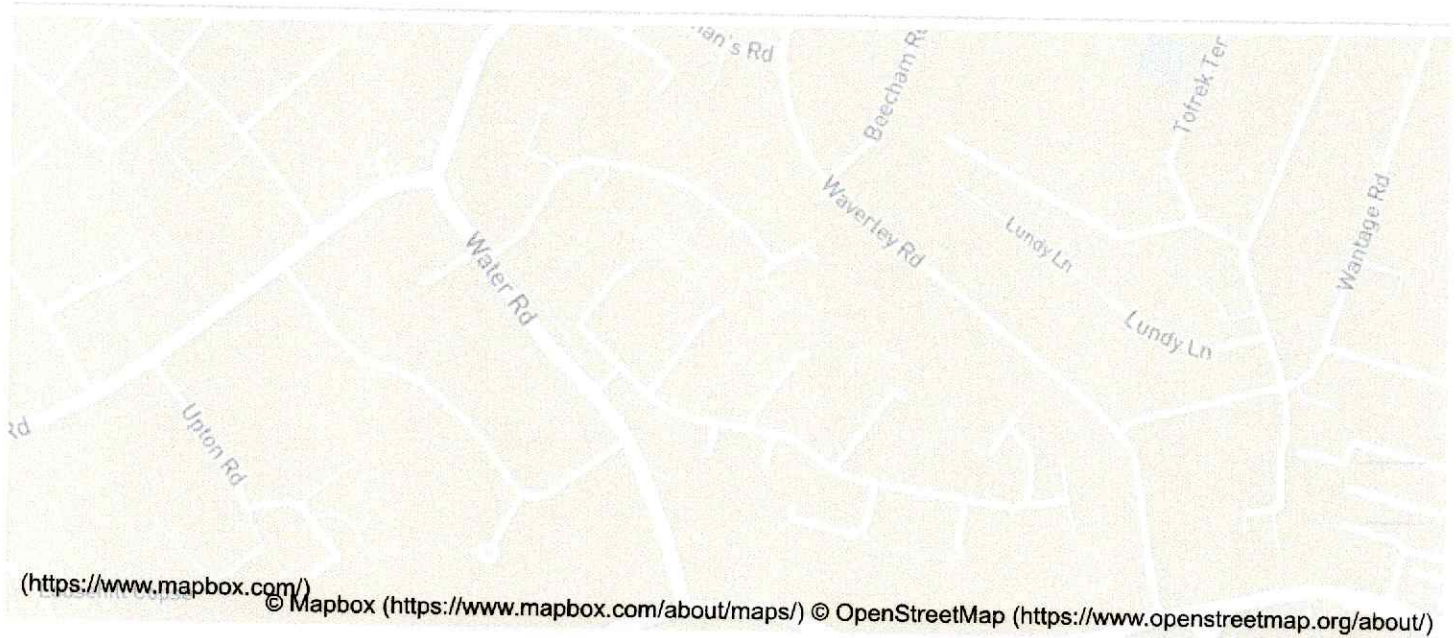


<https://haslams.co.uk>

LAND AT KENT ROAD

Reading, RG30 2EJ

0.05 hectare

For Sale

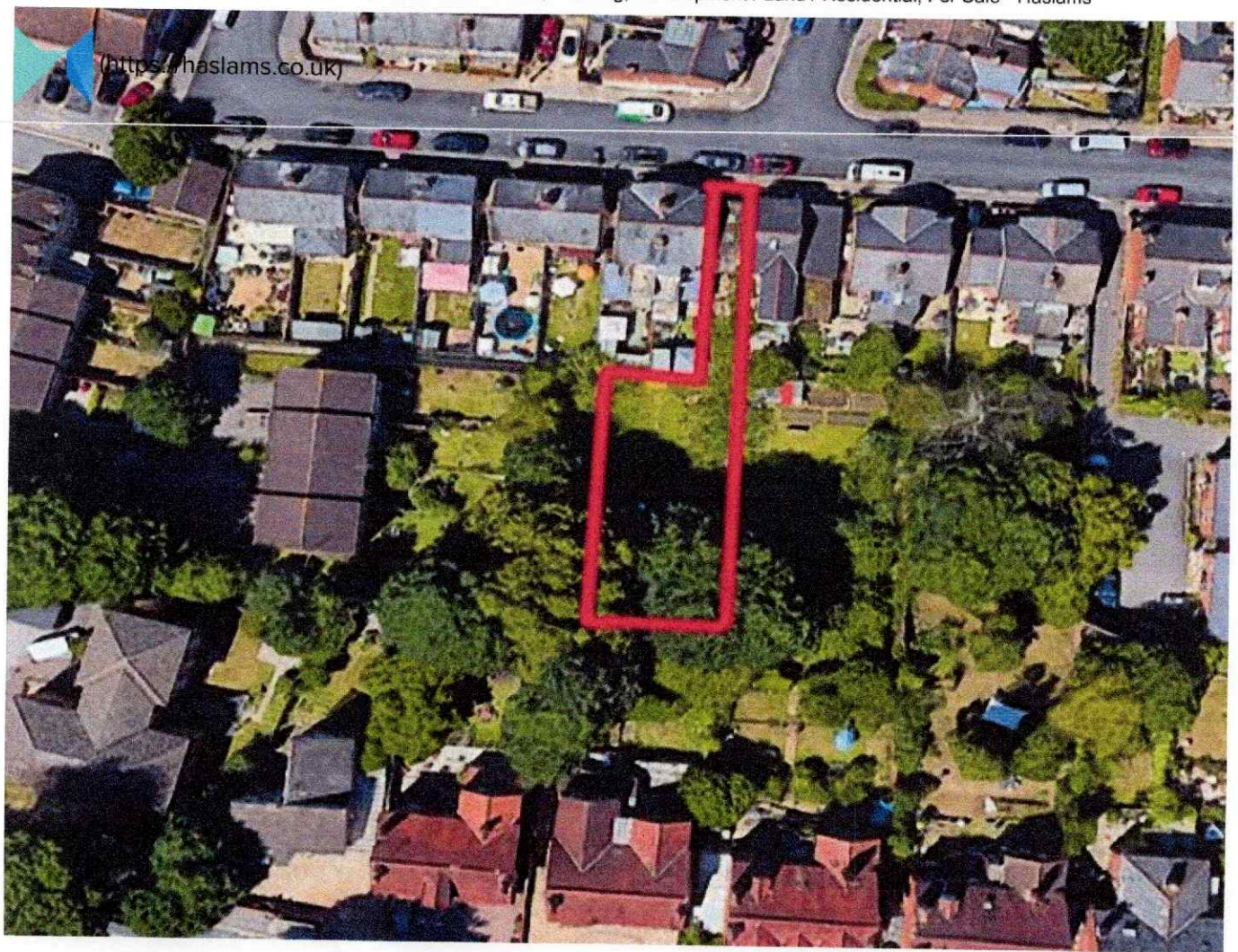
Development / Land / Residential

Get in touch

Add to shortlist

View shortlist (0) (<https://haslams.co.uk/find-a-property/shortlist>)

< Back to properties



Plot of land measuring 0.123 acres (0.049 ha) with positive pre-application for a single house (STP) available for sale in west Reading

Property Type	Development / Land / Residential
Tenure	For Sale
Size	0.05 hectare
Energy Performance Rating	This property has been set as EPC exempt . Reason: No building present

Key Features

 Backland plot with vehicular access off Kent Road
View all fonts in this project (<http://www.fonts.com/BannerScript/PublishersUsedFont/e6a8a4fd-8c4c-4ffa-80f8-7c7851936189>)

➤ Located to rear of 140 Tilehurst Road but with access adjacent to 43 & 47 Kent Road
(<https://haslams.co.uk>)
With positive pre-app for a single house subject to planning permission

➤ Closing date for offers: 12 noon on Thursday 20th April 2023

Description

The land comprises a plot which is part of the large rear garden of 140 Tilehurst Road. No. 140 is a large 1900's built detached dwelling house used for Charity purposes by the vendor.

The plot for sale lies at a much lower level to no. 140 and appears physically quite separate. The plot is mostly level and overgrown in part. There are mature trees located at the back of the plot.

There is a narrow vehicular access via garage doors which is part of a car port structure affixed to the side elevation walls of nos. 43 and 47 Kent Road. There is established vehicular access on to Kent Road.

The Ordnance Survey site plan within the particulars of sale shows the extent of the plot to be sold edged in red. The total site area is 0.123 acres (0.049 hectares) and measures 34 m x 15 m.

Location

The plot lies hidden to the rear of 140 Tilehurst Road and is accessed along a narrow drive located between nos. 43 and 47 Kent Road about half a mile to west of Reading town centre.

The surrounding area is of a mature high density private residential character.

We refer you to the plan within the particulars of sale for the location.

Planning

Please refer to the particulars of sale for further information on planning.

All relevant planning pre-app documents and drawings (showing potential one and two-house schemes) are contained within the Technical Information Pack which is available to interested parties upon request.

 View all fonts in this project (<http://www.fonts.com/BannerScript/PublishersUsedFont/e6a8a4fd-8c4c-4ffa-80f8-7c7851936189>)

<https://haslams.co.uk/find-a-property/properties/143553-land-at-kent-road-reading>

Tenure<https://haslams.co.uk>

The plot will be sold freehold (Land Registry title no. BK4000830 (front part) and BK23932 (rear part) 372130) with vacant possession given on completion of the sale.

Services

We understand that mains gas, electricity, drainage, water and broadband services are available for connection in Kent Road. However, prospective purchasers are advised to make their own independent enquiries with the individual authorities to verify the capacity and availability of such services.

Method of Sale

The vendor is a Registered Charity and has a legal obligation to secure best value when disposing of the plot. Accordingly, the plot'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 plot from sale or to vary the method of sale at any time without notice.

All ground rubbish will be cleared prior to completion, and upon completion, the new buyer will be required to erect a rear fence abutting no 140 Tilehurst Road, Reading.

Offers to be made on either an unconditional basis or on a subject to planning permission basis.

Written Offers by hard copy or email are invited by 12 Noon on Thursday 20th April 2023.

Additional information on the Method of Sale can be found within the Particulars of Sale.

Guide Price

Unconditional Offers or Offers STPP invited

VAT

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

 View all fonts in this project (<http://www.fonts.com/BannerScript/PublishersUsedFont/e6a8a4fd-8c4c-4ffa-80f8-7c7851936189>)



A copy of the Technical Information Pack for the plot is available to interested parties upon request and includes:

1. Planning pre-app application by ET Planning with drawings by Bonney Architecture
2. Planning pre-app response by Reading Borough Council dated 9th December 2022
3. Legal titles
4. Tree Preservation Order (38/10)

Viewings and Enquiries

Viewing is to be accompanied and restricted to the following open days starting at 10.00am:

Tuesday 21st March
Tuesday 28th March
Tuesday 4th April
Tuesday 11th April
Tuesday 18th April

To access the site for viewing, please use Kent Road rather than Tilehurst Road. The location can be found between 43 and 45 Kent Road in Reading, with the postcode RG30 2EJ.

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

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

Steven Smith, John Radford or Maya Knott.

MEDIA CENTRE

 Download Marketing Brochure (<https://s3-eu-west-1.amazonaws.com/agents-s...>)