

Beresfords

Financial Viability Assessment

38/40 OXFORD ROAD & 3/5 CHEAPSIDE, READING, RG1 7LA

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15/07/2021

V1

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1.0 Non-Technical Summary

1.1 Introduction

This non-technical summary and summary of inputs must be read in conjunction with the main body of the report, which provides the context, assumptions, and relevant sources of the findings.

1.2 Background

Beresfords have been appointed to prepare a Financial Viability Assessment (FVA) of the site to ascertain the scheme's viability. The assessment will be used to help determine the level of affordable housing contribution and s106 costs the site can sustain whilst remaining viable.

1.3 The Proposal

Our instructions are to prepare a financial viability assessment to examine the viability of the scheme in accordance with policy H4 and the requirements under the National Planning Policy Framework (NPPF)

The scheme is broadly described as conversion of the existing listed buildings to provide 6. no residential 1 bedroom apartments. We have also examined the feasibility of a 3 large unit scheme.

1.3 Summary of Inputs

The following table provides a summary of all inputs adopted used in the Development Viability Assessment:

Description	Input		Comment
Scenario Summary	Base appraisal, Proposed Scheme of 6 x 1 bed units	Appraisal based 3 large units	Key scenarios for Viability testing.
Benchmark Land Value (BLV) - EUV	£395,000	£395,000	Adopted land value for the subject site
Gross Development Value (GDV)	£1,195,000	£975,000	Market Research included in body of the report
Base Build Costs inc contingency	£445,580	£469,031	Adopted from BCIS average costs
External / Abnormal Build Costs	£53,000	£42,500	Estimated rate, including services and enabling works
Professional Fees	10%	10%	Professional design fees relating to build costs
S106 / CIL Costs	£34,789	£34,789	Adopted from pre-app assumptions, derived from a review of recent applications in Swale.
Finance Costs	7%	7%	Blended Average (inclusive of fees)
Sales Costs	2%	2%	Inclusive of marketing fees (estimated)
Sales Legal Costs	0.5%	0.5%	Assumption based on previous schemes in our experience.
Developer's Target Profit Margin (Market)	20%	20%	Lowest Standard input for assessment (on GDV).
Benchmark Land Value	£395,000	£395,000	
Actual Profit Margin	12.56%	>0% (loss making)	Actual Profit performance against the scheme's GDV.
Residual Land Value	£306,230	£132,430	
Surplus / Deficit	-£88,791	-£262,591	Provides a present-day deficit against the Benchmark Land Value.

1.4 Conclusion

The site is in deficit in all circumstances. It is unable to support any contribution in lieu of on-site affordable housing provision.

In all circumstances it is unable to provide the developer with a margin of 15% which according to guidance is the minimum level considered sustainable.

The application scheme provides a better, although, still substandard margin, when compared to guidance. The large unit scheme make a financial loss.

2.0 Instruction

2.1 Instruction

This report has been prepared by Beresfords Group Ltd (t/a Beresfords) on behalf of New Hill Ltd who are the applicants to planning application.

We have assumed for this report that the scheme has planning consent and can start construction immediately. We have made no allowance for holding costs, including any rating liabilities, and we have assumed that the site is vacant.

We have been instructed by the Client to provide our opinion on the viability issues concerning the site. We confirm that in carrying out this instruction, we have acted objectively, impartially, without interference and regarding all appropriate available sources of information.

Where we have made assumptions, these are detailed in the report. Otherwise, as far as possible, the sources of the information are referenced, and a full copy of this information can be made available if required. We have however included some of these references in the text or in the appendices where we have considered the particularly pertinent.

2.2 Conflict of Interest

The Author of this report can confirm that there are no conflicts nor any risk of the potential for a conflict of interest that would prevent Beresfords Group Ltd from undertaking this instruction. Per the RICS Professional Statement "Financial viability in planning: conduct and reporting" (September 2019), we have acted with objectivity, impartially, without interference and regarding all appropriate available sources of information. We confirm that our instruction is not performance-related nor subject to any contingent fee.

2.3 Restrictions on Validity

This report is intended to be used to support this planning application and may ultimately be used in any subsequent planning appeal where the Author may be required to act as an Expert Witness. This report is

not intended to be, nor should it be considered a (Red Book) Valuation and has been provided solely for the stated purpose as set out above¹. For our appraisal, the Valuation Date is 24 June 2021.

Neither the whole or part of this report may be included in any printed or electronic published document without the prior written approval of the Author, other than for use in this planning application.

2.4 Author

The Author of this report is Richard Bray BSc (Hons) MRICS MCIOB, a Chartered Planning & Development Surveyor and Chartered Construction Manager with over 20 years' experience working in the development industry for national and private developers and in private professional consultancy.

2.5 Special Assumption (COVID-19)

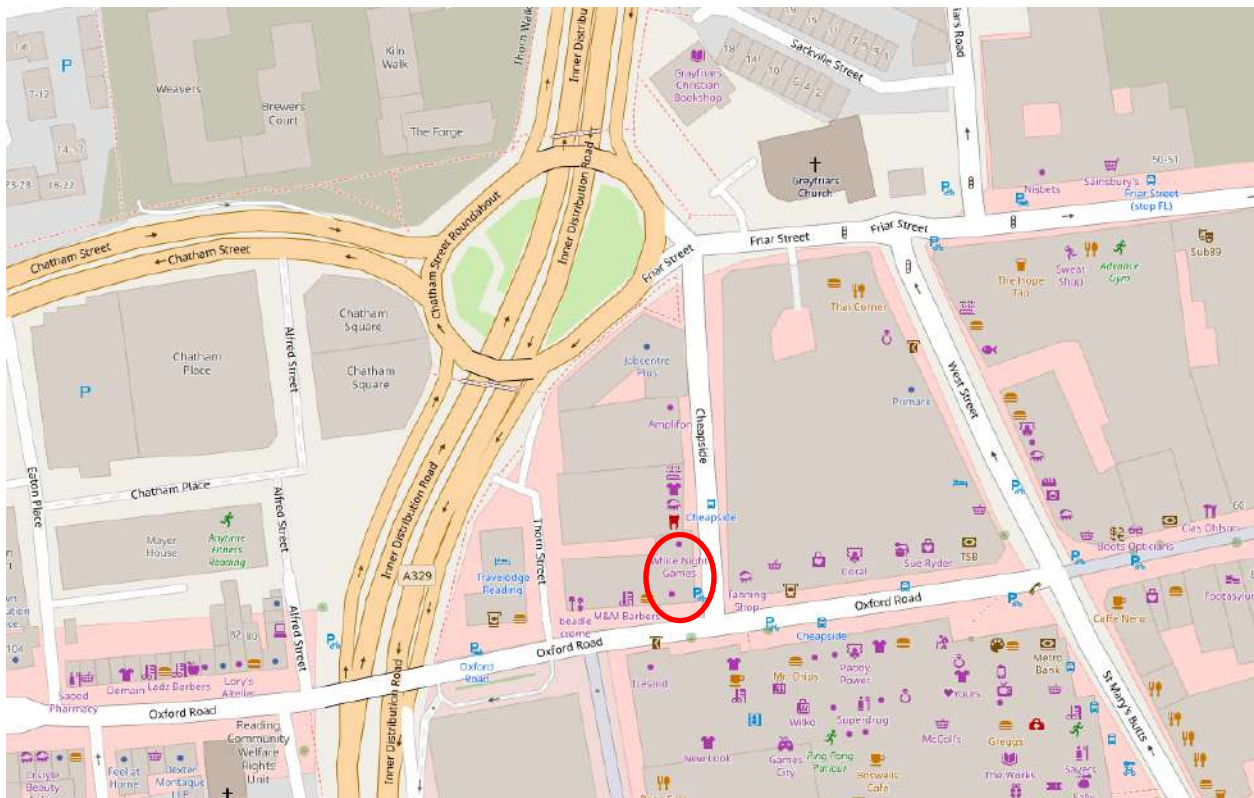
At the time of drafting the UK is still undergoing some lockdown measures due to the COVID-19 pandemic which has led to many development sites being affected over the past six months due to social distancing rules and the availability of materials. It has led directly to a significant slowdown or pauses in productivity in addition to a reduction in sales rates particularly March and August 2020. These have recovered significantly for houses but remain depressed for town centre apartments. We have made a specific special assumption in this report that sales and construction rates are at the pre-lockdown levels. We have also referred to the pandemic in our analysis of the market values

¹ PS 6.1 of the RICS Valuation – Professional Standards (July 2017) (the 'red book'). For the stated purpose of this report ...*the provisions of VPS1 to VPS4 are not of mandatory application*...

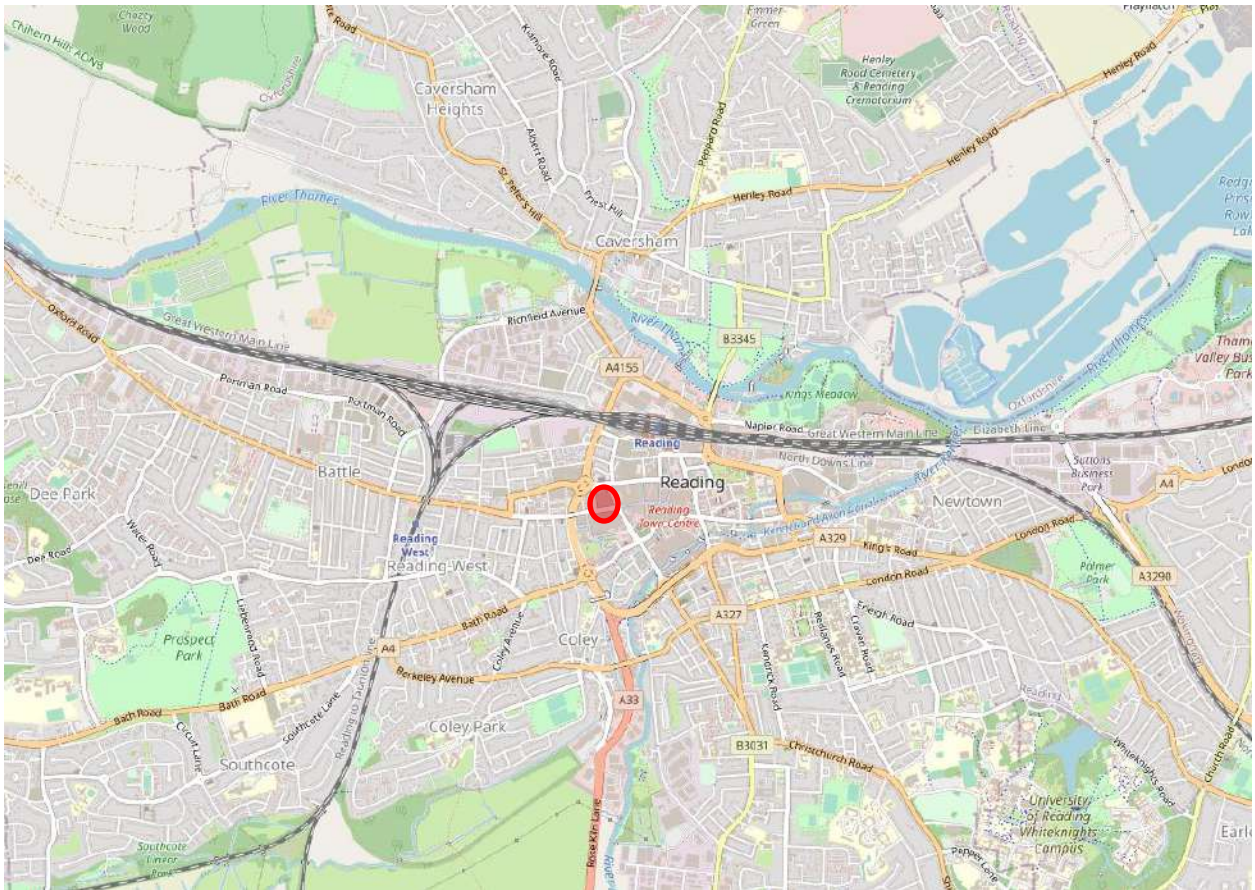
3 The Site

3.1 The Site

The property is situated on the corner of Oxford Road and Cheapside. Both streets have active retail frontages and are at the edge of the primary town centre of Reading. On street parking in Oxford Road and Cheapside is limited to two hours and pay and display.

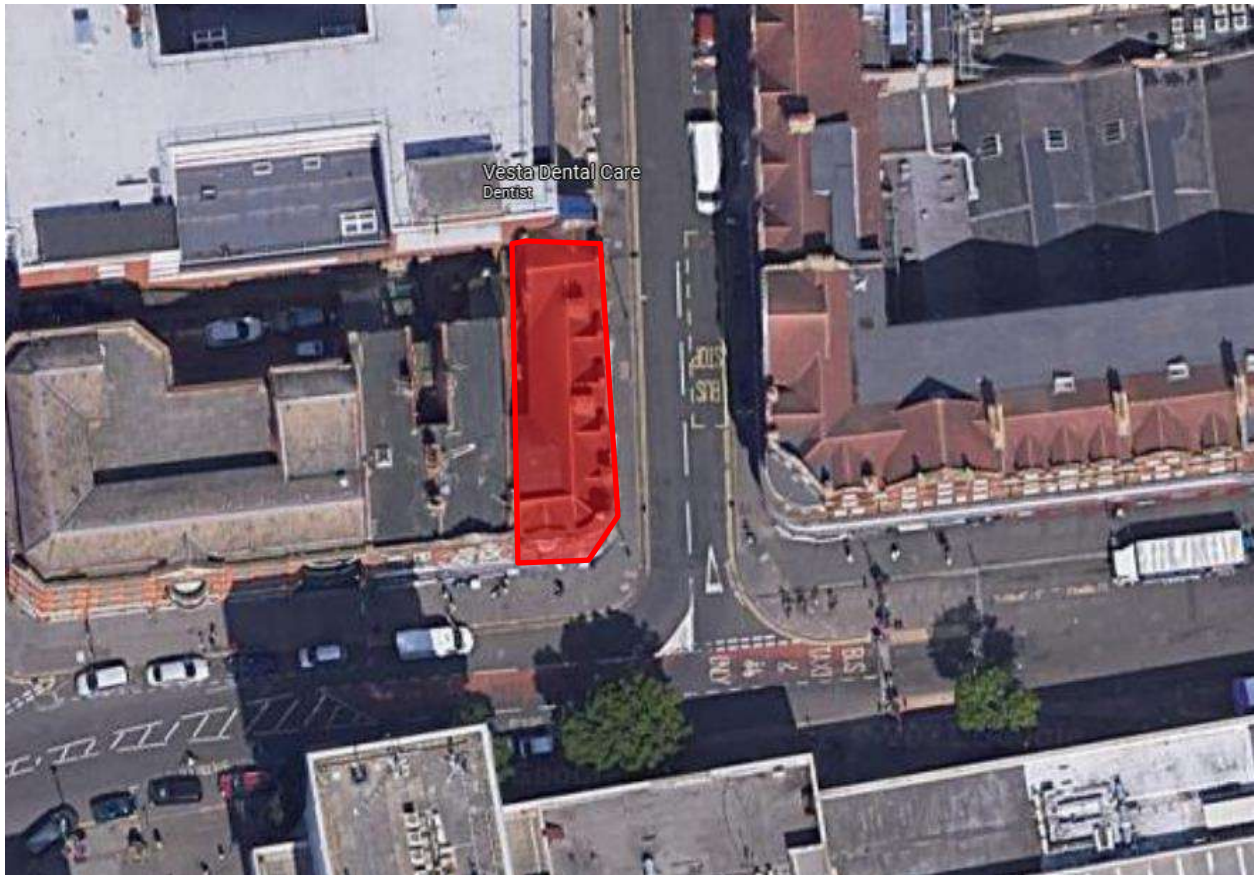


The property does benefit from excellent access to public transport and within walking distance for most social and leisure facilities. Reading Railway station is within walking distance and provides fast direct services to London.



1 [Openstreetmap.org](https://www.openstreetmap.org)

We have not inspected the site. Our observations are made from the data made available to us by the Client and our own research at the time of writing this report.



Source: Google Maps

The site was previously in use as offices and contains a single 1 bedroom flat this is the current planning use, we are advised that the site is currently vacant. We understand that the accommodation is in need of internal redecoration.

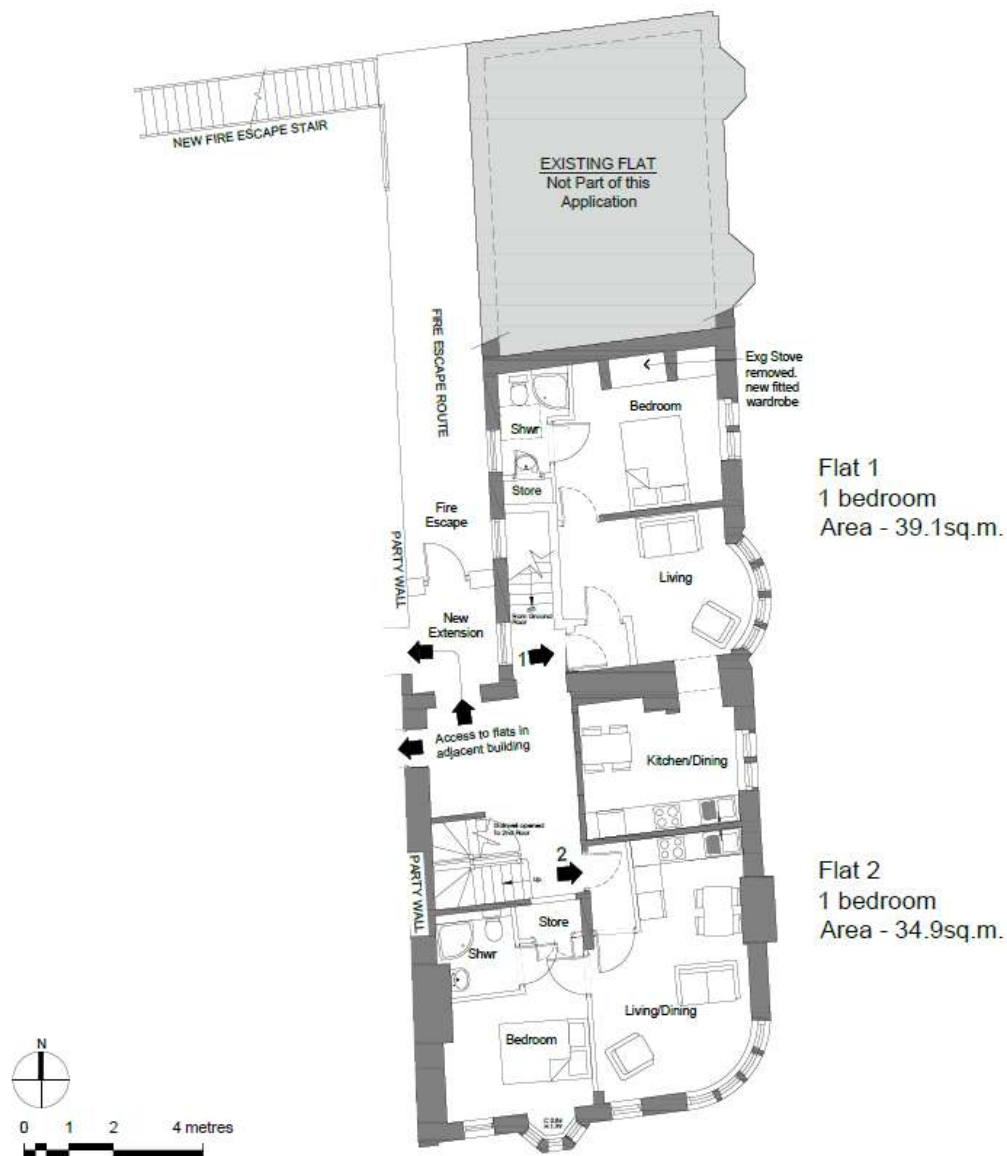
The building is Grade 2 Listed and is positioned on a prominent corner position.



Figure 2 Source: Google Street View

4.0 The Scheme

The scheme is over 3 floors starting at first floor level. The layout of each floor is similar to the typical layout shown below (full plans are included in the appendix). Access to each apartment is from the centrally located stairwell. The position has the effect of creating an 'hourglass' shaped floorplate. As such most of the apartments have minimal halls with layouts that lead one room into another.



Typical floor layout

This means that although the overall size of each flat is small the actual useable space is as good as flats of a largest size where all rooms are accessed from a central hall.

We consider that this is the most efficient layout, it would be possible to create a layout containing a single unit on each floor, but these become oversized and to link the front and back sections would lead to rooms being created that are far less useable. It would also necessitate the removal of additional original walls.

4.1 Description

The accommodation schedule for the proposed scheme is set out below. The following is a brief description for each plot and it considers the main features that have a bearing on the values we have adopted. None of the units have the benefit of a lift. This will impact the marketability of the units on the highest floors. There is no parking provided to any unit.

Flat 1. First Floor Rear. Access into inner lobby then living area which has a feature bay window. Separate Kitchen/dining area. Small shower room situated off bedroom.

Flat 2. First Floor Front. Access to small hall then into living area with feature curved high level windows. Kitchen within living space. Small shower room situated off the bedroom.

Flat3. First Floor Rear. Access to small hall then living area, incorporating very small kitchen area. Separate bedroom with feature bay window. Separate shower room situated off the hall.

Flat 4. First Floor Front. Access to mall central hall. Separate bedroom with feature bay window. Separate shower room. Open plan Kitchen lounge / diner.

Flat 5. First Floor Rear. Access to small hall, leading to full size bathroom and lounge kitchen diner. Small kitchen area. Leading to small rear bedroom. All rooms have windows.

Flat 6. First Floor Front. Small lobby leading to Kitchen / lounge. Additional lobby leading to bedroom and separate shower room.

Unit	Net Floorspace (SqFt)	Net Floorspace (SqM)
1	421	39.1
2	376	34.9
3	370	34.4
4	452	42
5	426	39.6
6	344	32

In addition we have tested to see if it is viable to provide an alternative scheme based upon 1 unit per floor.

This provides the following accommodation.

Unit	Net Floorspace (SqFt)	Net Floorspace (SqM)
1	797	74
2	822	76.4
3	771	71.6

We have allowed for an additional 15% to be added on to estimate the gross area, including communal area etc.

A complete set of plans can be found in **Appendix A**.

4.3 Affordable Housing

We have assumed no onsite affordable housing provision as the scheme falls under the required policy threshold.

There is a requirement to provide a contribution of 20% of GDV should it be viable to do so.

5.0 Planning

5.1 Policy

We have prepared this Development Viability Assessment (DVA) in accordance with the following relevant documentation:

- National Planning Policy Framework (NPPF) (latest edition adopted February 2019)
- Planning Practice Guidance (PPG) (Revised issue July 2018)
- Financial Viability in Planning: Conduct & Reporting (RICS practice statement, 1st edition, 2019)
- Valuation of development property (RICS guidance note, 1st edition, October 2019)
- Policy H3 - Reading Local Plan

6.0 Methodology

6.1 Guidance

In its most simplistic form, a residual value is:

All Revenues

Less = Residual Land Value

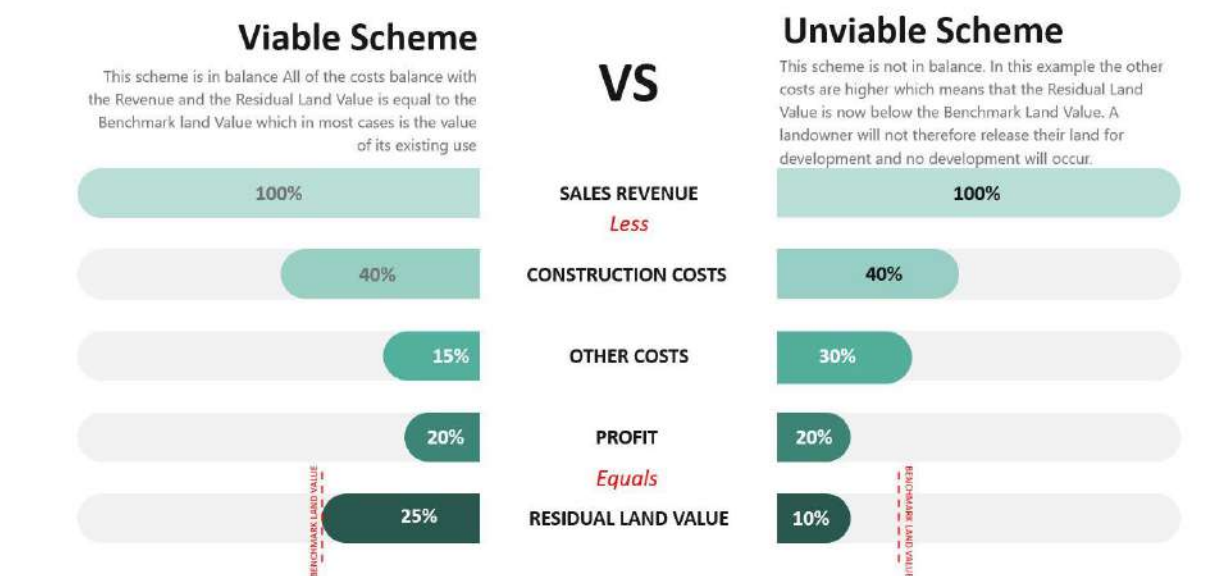
All costs (including profit)

The Residual Land Value is then compared to a Benchmark Land Value, in this case this is the site's Existing Use Value. In principle, the viability test is either passed or failed depending upon whether the Residual Land Value is higher or lower than the Benchmark Land Value.

If a scheme's value passes the Viability Assessment (i.e. there is a financial surplus) then it is deemed to be financially viable and therefore likely to proceed. Theoretically speaking, the level of surplus would be available to fund s106 liabilities (including Affordable Housing).

If a scheme fails to pass the Benchmark Land Value (i.e. there is a financial deficit) then it is considered unviable and would either offer a substandard profit margin to the developer or it is more likely to stay in more valuable existing use.

The following graph seeks to explain the concept of this. In the viable scheme example, everything is in balance and the site is deliverable. In the unviable scheme example, there are additional costs that force the residual value down so that it no longer meets the benchmark land value.



A Viable scheme will in essence have a Residual Land Value that exceeds the Benchmark Land Value.

6.2 Appraisal Toolkit Used

We have used the ARGUS developer appraisal software. This is well established, has passed scrutiny in planning case law and is well known to local authorities, housing associations and developers alike, It is endorsed in the London Viability Protocol. The system also provides sensitivity testing.

6.3 Basis of Assessment

Having regard for the previously mentioned policies and guidance, we have assessed the scheme as follows:

- Use the adopted BLV in the Development Viability Assessment to test against the Residual Land Value of the scheme (RLV), which includes assessment of costs and revenues. The resulting difference between the inputs denotes the RLV of the site.
- The data to derive the RLV is prepared in line with appropriate market evidence and a reference to BCIS tender pricing indices.
- All assumptions pertaining to planning contributions (e.g. CIL) is relied upon on a provisional basis to test the viability as accurately as possible in this respect;
- The RLV is tested against the BLV to ascertain the viability of the scheme which is the principle of the Development Viability Assessment to enable development.

Part **7.0** of the report, below, provides an overview of the inputs used to form the Development Viability Assessment.

7.0 Data Inputs

Benchmark Land Value

The Benchmark Land Value is used in the context of financial viability modeling to act as a barometer to test if a scheme is viable or not. If the model output (Residual Land Value) exceeds the BLV then the scheme is deemed viable. If however the output is Lower than the BLV then it is not viable and additional models will be prepared using different assumptions to find the point where there is equilibrium between the figures.

The constant therefore is the Benchmark Land Value and it can be assessed in a number of different ways.

All the guidance stipulates that the primary method to be adopted is to assess the sites Existing Use Value, importantly this assessment should ignore any hope value that might be attributed to an alternative higher value use or redevelopment.

It has been a long-established principle that in order to induce an owner to sell their land for development, they would need to be financially incentivised to do so, the amount of incentive will depend upon the individual circumstances for each particular site.

Where this is not suitable or possible than it is appropriate in some circumstances to use an Alternative Use Value approach. This should be based upon a suitable alternative use that would be supported in planning terms. In this circumstance there would be no incentive for the landowner.

The buildings are currently in office use, with part configured as a 1 bedroom flat. We have valued this space using an investment method with our calculation set out below.

The building is separated into individual rooms and as such a rate per SqFt approach would not be appropriate as this type of accommodation is usually let on flexible terms to small business and startup ventures. Rent is usually quoted as a rate per month. Looking at the market in Reading serviced offices offer desk space with around 50 SqFt of space for £500 per calendar month on an all inclusive basis. We have adopted a much lower assumption with an average rent of £300 per calendar month for each of the rooms as their will be fewer facilities available and the building is in a tired condition. We have adopted a rental of £800 per calendar month for the flat as we understand it is habitable but very dated.

In our assessment we have deducted 30% for management costs and voids. With more people now not attended central London offices, we consider that there will be a growing market for this type of accommodation.

11 Offices @ £300 =	£3,300 PCM
Flat @	£800 PCM
Total income per month	£4,100 x 12 = £49,200.pa.
49,200 less 30% mngt and voids	£34,440
<i>Investment value calculated at 8.5% yield.</i>	
YPPerp@8.5% = 11.7647	£404,567
Less redecoration costs @£8.60 M2*	£9,546
(*1110m2)	

Existing Use Value £395,021

**rate taken from spons painted area = floor area x 5.*

In this instance, as some redecoration works would be needed to realise the value we do not consider that it would be appropriate to apply a landowners premium to the value

We consider that the benchmark land value is **£395,021**.

7.1 Comparable Housing Data

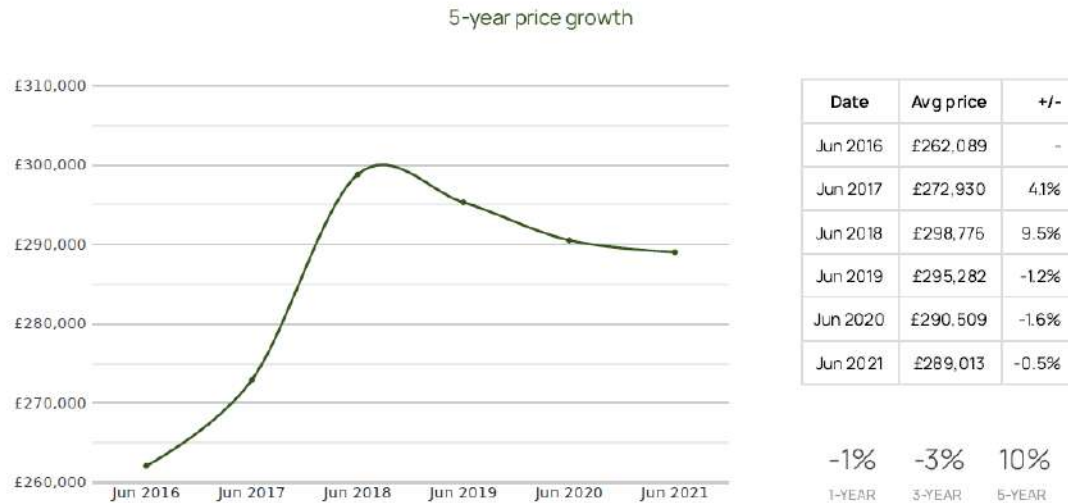
The data that we have used in our assessment is included in **Appendix D**. We have adopted data from a longer timeframe (18 months) to allow for the inactivity in the market during the early part Covid-19 Pandemic lockdowns.

7.11 Macro View of the Market

All the information used in the housing market analysis relies upon the most up-to-date information available. During the first lockdown in early 2020 there was a serious contraction to the market with volumes of sales dropping significantly. During the course of the summer and early autumn volumes returned, and values recovered quickly. This was assisted greatly by an extension to the help to buy scheme and a stamp duty holiday which is due to close in September 2021 tapering off from July.

The current help to buy scheme has ended for non-first time buyers and the governments mortgage guarantee scheme is not available for new-build properties.

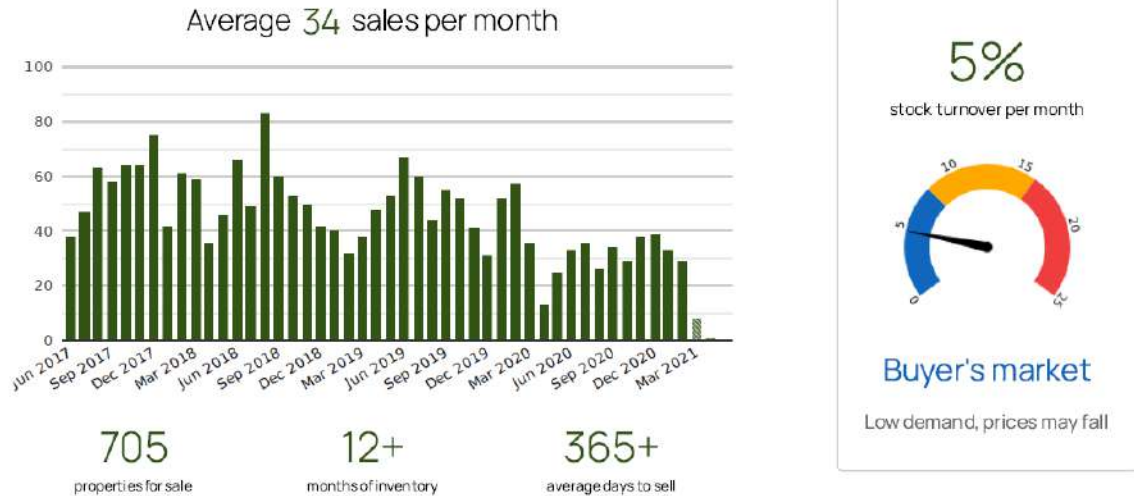
We consider therefore that there will be a detrimental impact on first time buyers wanted a new build apartment as they will need a higher deposit than if buying an equivalent older home.



Source: Land Registry [More >](#)

This report generated on 2021-06-18 with [PropertyData](#)

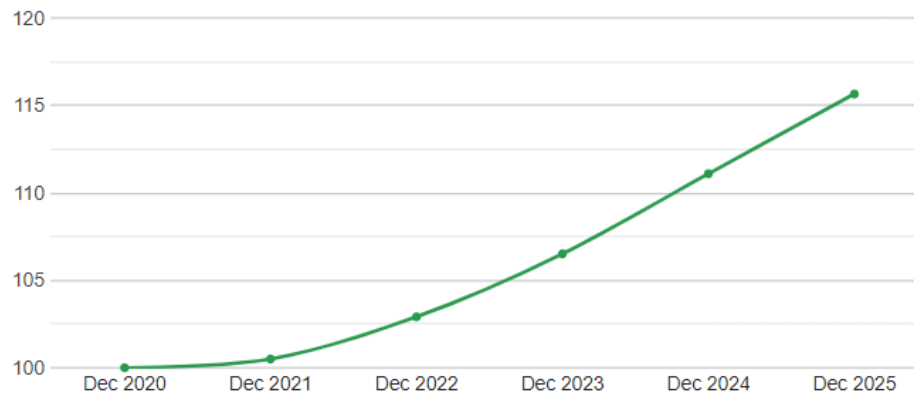
The above graph show that the market has seen overall growth over the past 5 years however there has been a slight contraction of values over the past 12 months, continuing a trend that started prior to the Covid-19 pandemic.



Source: Land Registry, Portals & agents

This report generated on 2021-06-18 with [PropertyData](#)

Properties take an average of over a year to sell with 34 sales per month over the whole Reading area. The turnover of stock is low at % and therefore there is deflationary pressure. This is shown in the average price charts.



Expert	2021	2022	2023	2024	2025	Updated
OBR	+0.2%	-1.0%	+1.9%	+4.8%	+4.0%	Mar 2021
Knight Frank	+0.0%	+3.0%	+4.0%	+4.0%	+5.0%	Jan 2021
Savills	+4.0%	+5.0%	+4.0%	+3.5%	+3.0%	Feb 2021
JLL	-1.5%	+2.5%	+4.0%	+5.0%	+4.5%	Nov 2020
Hamptons	+0.0%	+2.5%	+3.5%			Sep 2020
Consensus	+0.5%	+2.4%	+3.5%	+4.3%	+4.1%	

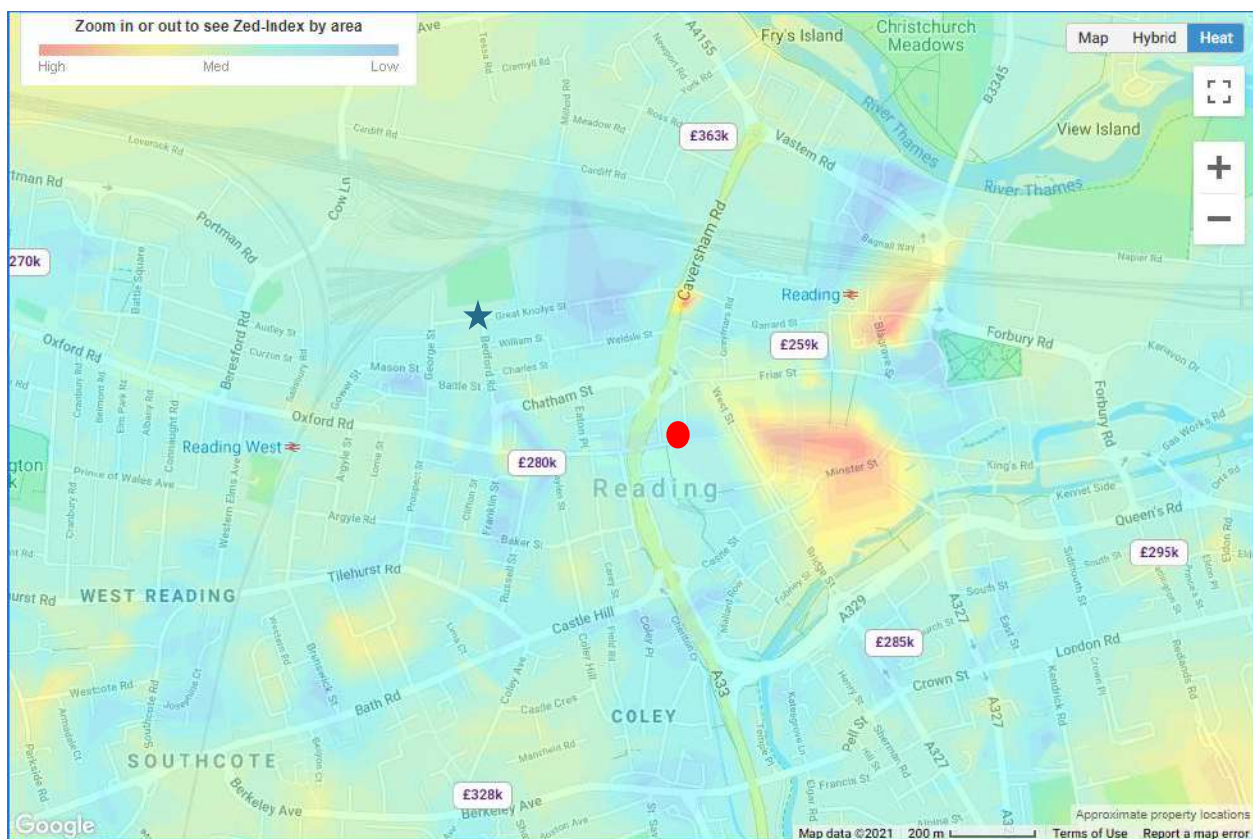
Cumulative 5-year consensus forecast: 15.6%

Over the next five years there is consensus in the industry that growth will be marginal or slightly negative in 2021 but will recover into growth over the period.

7.12 Comparable Analysis

We have considered properties that have sold in the area over the past 24 months. We have considered sales of 1 and 2 bedroom apartments duplexes sold within the Ham area using Land registry data, the rates per SqFt have been calculated using EPC Data.

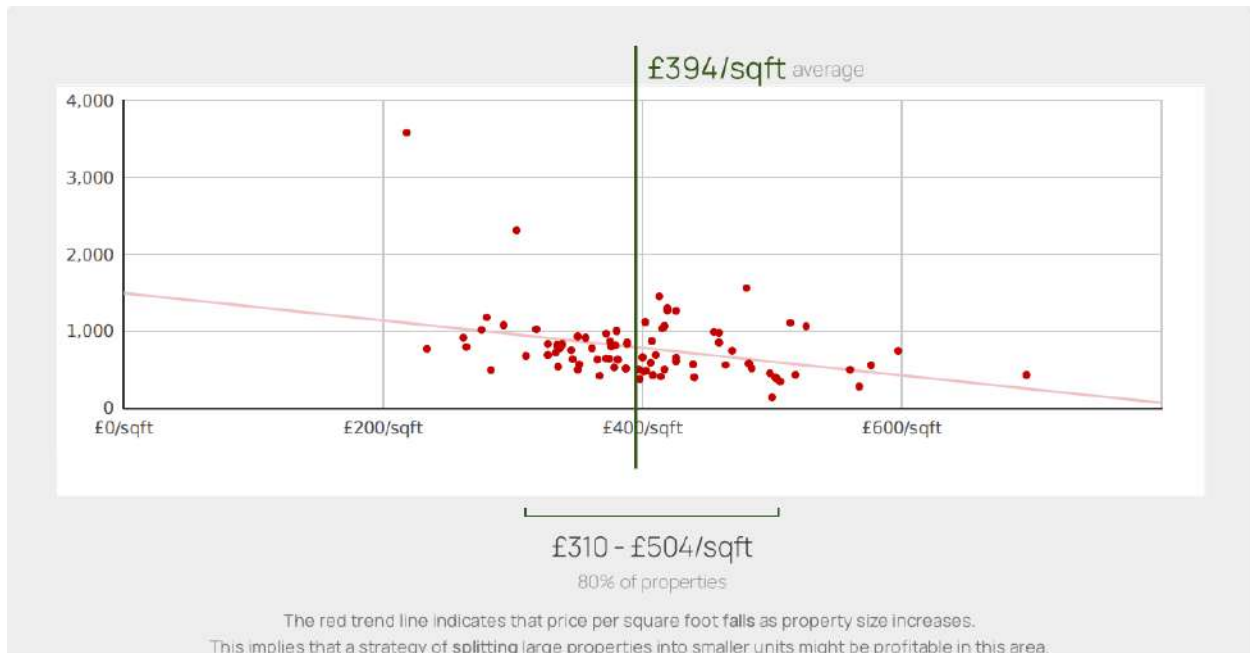
The following Heat map shows the relative values in the area, we have indicated the site with a red circle. The majority of Reading are shown as medium and lower levels of value. The two areas showing elevated values are residential areas around the railway station, the core of the town centre or with river frontage.



Source: Zed Index – PrimeLocation.com

Whole market analysis.

We have considered the values for the market as a whole. The following table shows average asking prices (all property types) reflected as a rate per SqFt.



This equates to £4,212 per M2

This take shows average achieved sales prices for the whole market.



This equates to £4,058 per M2.

The following graphs breaks these down to 1 and 2 bedroom units (NB, this is not exclusively apartments)

Asking Prices.



Sold Prices



You will note that there are far fewer data-points on the sold 1 bedroom data with no distinct cluster, unlike the other charts.

Small Apartments

The proposal is for 6 no small apartments, as examined in under the Design section of this report, due to the physical constraints of the listed buildings layout this is the most appropriate mix. In this section I have examined the market for units such as those proposed.

I could not find any listed buildings that are comparable, however the development at 300 Kings road, is a very useful point of reference. The building itself is an office conversion and hugely superior in respect to specification and services offered, for instance there is a lift and concierge. Kings Road is in a similar location value wise. It is further to the station, but closer to the river.

I include in the appendix a copy of the brochure. The scheme consist mainly of small units, with a combination of studios and 1 bedroom units. The sizes of these are directly comparable with those proposed.

Date	Address	Postcode	Bedrooms	Price paid (£)	Sq. metres	£/sqm
16/07/2020	Flat 33, 300, Kings Road	RG1 4FL	Studio	194000	32.9806111	5882
24/07/2020	Flat 44, 300, Kings Road	RG1 4FL	1 Bed	225000	34.0025455	6617
01/07/2020	Flat 59, 300, Kings Road	RG1 4FL	Studio	191000	34.0025455	5617
28/02/2020	Flat 58, 300, Kings Road	RG1 4FL	Studio	195000	34.0025455	5735
17/02/2020	Flat 27, 300, Kings Road	RG1 4FL	1 Bed (corner)	225000	34.0025455	6617
23/01/2020	Flat 50, 300, Kings Road	RG1 4FL	1 Bed (corner)	245000	34.0025455	7205
10/08/2020	Flat 57, 300, Kings Road	RG1 4FL	Studio	195000	35.02448	5568
15/05/2020	Flat 63, 300, Kings Road	RG1 4FL	Studio	200000	36.0464144	5548
01/09/2020	Flat 73, 300, Kings Road	RG1 4FL	1 Bed (corner)	250000	36.9754457	6761
04/08/2020	Flat 40, 300, Kings Road	RG1 4FL	Studio	184000	36.9754457	4976

There was a considerable premium paid for the corner apartments where the bedroom has a feature corner window. 50 Parking spaces were available for the scheme of 79 apartments. Most of the studios and a bedroom that could be separated via partition walls although they had no natural light. The layouts can be seen in the appended sales brochure.

Due to their small size the units achieved a higher than average value per SqM than the market average set out in the analysis above. Although this evidence is now slightly dated, given that

the values in the area have fallen slightly over the intervening period, we do not consider any adjustment would be necessary in our analysis.

The full details of the transactions including addresses is appended to this report.

Large Unit Scheme

We have assumed that the whole footprint of each floor would be used to create 3 no apartments. These would be large units and could incorporate either 2 or 3 bedrooms depending upon the layout adopted. Units of this size in my experience relate more to the £ per Sqft rather than the number of bedrooms as a well designed 2 bedroom unit can achieve the same or more that a unit of the same size with 3 poorly configured bedrooms. In the case of this scheme I would envisage a large bedroom front and rear with the central section of the building being used to house the main living accommodation as these will need to be 'walked through' to connect the front to the rear.

We have adopted values at the higher end of the range. The values adopted in our appraisals are as follows.

Unit	Net (SqFt)	Floorspace	Net (SqM)	Floorspace	Price	£/SqM
1	421		39.1		£200,000	5115
2	376		34.9		£190,000	5444
3	370		34.4		£195,000	5669
4	452		42		£220,000	5238
5	426		39.6		£205,000	5179
6	344		32		£185,000	5781

Average 5383

Unit	Net (SqFt)	Floorspace	Net (SqM)	Floorspace	Price	£/SqM
1	797		74		320,000	4324
2	822		76.4		330,000	4319
3	771		71.6		325,000	4539

Average 4,391

7.1.4 Ground Rent Revenues

The government have announced that they wish to ban ground rents during the life of this parliament. For the purposes of this assessment, we have not adopted any ground rent revenue.

7.2 Costs

We have relied upon BCIS build costs in the preparation of this assessment.

7.2.1 Base Build Cost

The following is an extract from the BCIS data adopted. We have highlighted the cell that we have used which is the mean cost averages for the refurbishment. Refurbishment projects are often more costly on average than new build, particularly with listed buildings. This is typical in the projects that we have dealt with, caused mostly by the high cost of meeting current building regulation in respect to energy efficiency, fire safety and means of access. These can result in significant adaptations being required to the fabric of the building.

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Rehabilitation/Conversion							
810. Housing, mixed developments (15)	1,391	374	902	1,742	1,962	1,976	5
816. Flats (apartments)							
Generally (15)	1,716	499	1,031	1,348	1,781	5,881	81
1-2 storey (15)	2,221	728	1,133	1,413	2,557	5,881	17
3-5 storey (15)	1,459	499	1,063	1,315	1,570	5,503	47
6 storey or above (15)	1,985	573	924	1,470	2,409	4,930	16

7.2.3 External Costs & Abnormal Costs

The BCIS costs relate to the footprint of the building we have made the following additional allowances for works to the external parts of the scheme and costs relating to service connections and building warranties.

Item	Cost
Site Preparation / Strip out / Hording / Licenses etc	£20,000
Services including drainage	£6,000
NHBC [or equivalent] (£2,500 per plot)	£15,000
Staircase renewal	£12,000
Total	£53,000

The development accounts for a very high level of site coverage. Licenses will be required to construct the unit as scaffolding will need to be erected on the footpaths. And either safe passage arranged through or temporarily stopped up during the works. This has all been accounted for in our assessment for the site preparation.

7.2.4 Contingency

We have adopted a standard contingency allowance **5%** of base build costs build costs.

7.2.5 Professional Fees

This equates to **10%** of base build costs, which in our experience in the middle of the typical range of 6-12%.

7.2.6 s106/CIL Policy Contributions

We have made allowance for CIL at the published rates. This equates to the following:

CIL	@£156.71 x 222M2	£34,789
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7.2.7 Sales, Marketing & Legal Costs

We have assumed agent sales fees of 2% and legal fees of £750K for the flat sale and £2.6k for the sale of the shop. This equate to a total fee of 0.5% of value.

7.2.8 Finance & Cashflow Programme

In our experience, the best available commercial interest rates for development on a standalone site is now set at 6%-9% above Libor for loans up to 60% of GDV. Typically, however, developers are paying more than this to have a higher gearing (percentage of debt to equity) set against the development.

In addition, banks and specialised lending institutions charge arrangements/exit fees of 1.5%-4% together with monitoring and valuation fees which can equate to between 2%-5%.

The appraisal uses current day values and excludes any allowance for inflation. This, in our opinion, should also extend to interest. Lending rates build in an element to consider inflation; we would expect, therefore the rates adopted in the appraisal to be 2%-3% less than the bank's headline figures.

Taking all the above into consideration for the purposes of the assessment, we have adopted a benchmark finance rate of **7% inclusive** of fees and costs. This rate has been tested at appeal and is now widely accepted as an appropriate rate to use. This assumption, however, only relates to a site where they can demonstrate an adequate margin to absorb commercial risks associated with development.

We have assumed the following timescales for site preparation, construction & sales phases of the project:

Phase	Start Date	End Date
Site Preparation	July 2021	July 2021
Construction	August 2021	May 2022
Sales		May 2022

Due to the nature of the scheme and the limited access the scheme will need to be complete before any sales can complete.

7.2.9 Developer's Profit

Current Planning Practice Guidance on Viability states:

"Potential risk is accounted for in the assumed return for developers at the plan-making stage. It is the role of developers, not plan makers or decision-makers, to mitigate these risks. The cost of fully complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan...for the purpose of plan making, an assumption of 15-20% of gross development value may be considered a suitable return to developers in order to establish the viability of plan policies"

The 2019 NPPF states that for the purposes of plan-making to assume between 15%-20% of GDV should be made for the assessment of viability for plan-making purposes with the circumstances of the site being taken into consideration. We have assessed this scheme at the upper end of this range as we consider that a conversion of a listed building to me much more risk than an average development.

8.0 Viability Assessment Results

As set out in the body of the report, for the scheme to pass the Viability Assessment, the development scheme needs to provide a Residual Land Value that exceeds the Benchmark Land Value.

	Benchmark Value (BLV)	Land	Residual Value of Scheme (RLV)	Surplus/ Deficit (RLV-BLV)	Actual Profit % (target = 20%)
Small Units (proposed scheme)	£395,021		£306,230	-£88,791	12.56%
Large Unit (alternative scheme)	£395,021		£132,430	-£262,591	>0%

9.0 Recommendations and Conclusion

The site is in deficit in all circumstances. It is unable to support any contribution in lieu of on-site affordable housing provision. It will be difficult to develop with such a low margin but will certainly not proceed if it were to make a financial loss.

We have allowed for CIL to be provided in our calculations, however this development has the potential to be considered for CIL relief under exceptional circumstances and viability grounds. Removing the CIL requirement would allow profits to exceed 15% and as such it would be far more likely to be delivered and put into active use a listed building.

10.0 Sensitivity Analysis

We have provided in our analysis of all the inputs the reasoning behind their adoption. It is important when looking at viability schemes to consider the outputs in its entirety. In the RICS Professional Statement, they refer to this as 'Stand Back', that is to consider the outputs objectively and give due consideration to the scheme.

In order to do this, we have carried out a simple sensitivity analysis, focused simply on revenue and cost, based on 20% developers profit margin.

The following tables summarise these outputs:

Proposed scheme

Sensitivity Analysis Revenue v Build Cost ('000)										
		Revenue								
		-10%	-7.5%	-5%	-2.5%	0%	+2.5%	+5%	+7.5%	+10%
Cost	+10%	-256,330	-226,455	-196,580	-166,705	-136,830	-106,955	-77,080	-47,205	-17,330
	+7.5%	-244,320	-214,445	-184,570	-154,695	-124,820	-94,945	-65,070	-35,195	-5,320
	+5%	-232,310	-202,435	-172,560	-142,685	-112,810	-82,935	-53,060	-23,185	6,690
	+2.5%	-220,301	-190,426	-160,551	-130,676	-100,801	-70,926	-41,051	-11,176	18,699
	0%	-208,291	-178,416	-148,541	-118,666	-88,791	-58,916	-29,041	834	30,709
	-2.5%	-196,281	-166,406	-136,531	-106,656	-76,781	-46,906	-17,031	12,844	42,719
	-5%	-184,272	-154,397	-124,522	-94,647	-64,772	-34,897	-5,022	24,853	54,728
	-7.5%	-172,262	-142,387	-112,512	-82,637	-52,762	-22,887	6,988	36,863	66,738
	-10%	-160,252	-130,377	-100,502	-70,627	-40,752	-10,877	18,998	48,873	78,748

Sensitivity Analysis Profit on GDV ('000)										
		Revenue								
		-10%	-7.5%	-5%	-2.5%	0%	+2.5%	+5%	+7.5%	+10%
Cost	+10%	-1.45%	1.05%	3.55%	6.05%	8.55%	11.05%	13.55%	16.05%	18.55%
	+7.5%	-0.45%	2.05%	4.55%	7.05%	9.55%	12.05%	14.55%	17.05%	19.55%
	+5%	0.56%	3.06%	5.56%	8.06%	10.56%	13.06%	15.56%	18.06%	20.56%
	+2.5%	1.56%	4.06%	6.56%	9.06%	11.56%	14.06%	16.56%	19.06%	21.56%
	0%	2.57%	5.07%	7.57%	10.07%	12.57%	15.07%	17.57%	20.07%	22.57%
	-2.5%	3.57%	6.07%	8.57%	11.07%	13.57%	16.07%	18.57%	21.07%	23.57%
	-5%	4.58%	7.08%	9.58%	12.08%	14.58%	17.08%	19.58%	22.08%	24.58%
	-7.5%	5.58%	8.08%	10.58%	13.08%	15.58%	18.08%	20.58%	23.08%	25.58%
	-10%	6.59%	9.09%	11.59%	14.09%	16.59%	19.09%	21.59%	24.09%	26.59%

Alternative 3 unit scheme

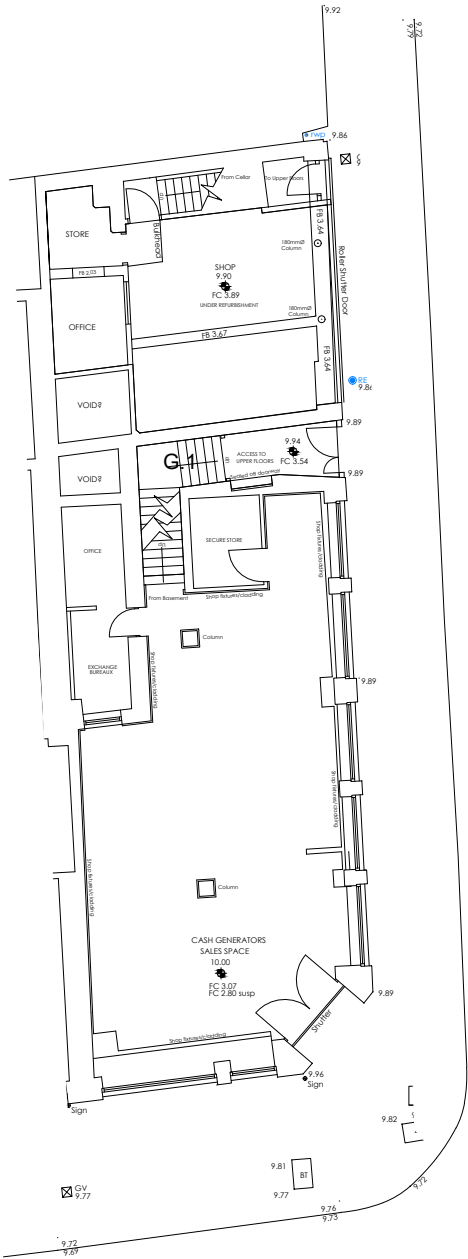
Sensitivity Analysis Revenue v Build Cost ('000)										
		Revenue								
		-10%	-7.5%	-5%	-2.5%	0%	+2.5%	+5%	+7.5%	+10%
Cost	+10%	-408,130	-383,755	-359,380	-335,005	-310,630	-286,255	-261,880	-237,505	-213,130
	+7.5%	-396,120	-371,745	-347,370	-322,995	-298,620	-274,245	-249,870	-225,495	-201,120
	+5%	-384,110	-359,735	-335,360	-310,985	-286,610	-262,235	-237,860	-213,485	-189,110
	+2.5%	-372,101	-347,726	-323,351	-298,976	-274,601	-250,226	-225,851	-201,476	-177,101
	0%	-360,091	-335,716	-311,341	-286,966	-262,591	-238,216	-213,841	-189,466	-165,091
	-2.5%	-348,081	-323,706	-299,331	-274,956	-250,581	-226,206	-201,831	-177,456	-153,081
	-5%	-336,072	-311,697	-287,322	-262,947	-238,572	-214,197	-189,822	-165,447	-141,072
	-7.5%	-324,062	-299,687	-275,312	-250,937	-226,562	-202,187	-177,812	-153,437	-129,062
	-10%	-312,052	-287,677	-263,302	-238,927	-214,552	-190,177	-165,802	-141,427	-117,052

Sensitivity Analysis Profit on GDV ('000)										
		Revenue								
		-10%	-7.5%	-5%	-2.5%	0%	+2.5%	+5%	+7.5%	+10%
Cost	+10%	-21.86%	-19.36%	-16.86%	-14.36%	-11.86%	-9.36%	-6.86%	-4.36%	-1.86%
	+7.5%	-20.63%	-18.13%	-15.63%	-13.13%	-10.63%	-8.13%	-5.63%	-3.13%	-0.63%
	+5%	-19.40%	-16.90%	-14.40%	-11.90%	-9.40%	-6.90%	-4.40%	-1.90%	0.60%
	+2.5%	-18.16%	-15.66%	-13.16%	-10.66%	-8.16%	-5.66%	-3.16%	-0.66%	1.84%
	0%	-16.93%	-14.43%	-11.93%	-9.43%	-6.93%	-4.43%	-1.93%	0.57%	3.07%
	-2.5%	-15.70%	-13.20%	-10.70%	-8.20%	-5.70%	-3.20%	-0.70%	1.80%	4.30%
	-5%	-14.47%	-11.97%	-9.47%	-6.97%	-4.47%	-1.97%	0.53%	3.03%	5.53%
	-7.5%	-13.24%	-10.74%	-8.24%	-5.74%	-3.24%	-0.74%	1.76%	4.26%	6.76%
	-10%	-12.01%	-9.51%	-7.01%	-4.51%	-2.01%	0.49%	2.99%	5.49%	7.99%

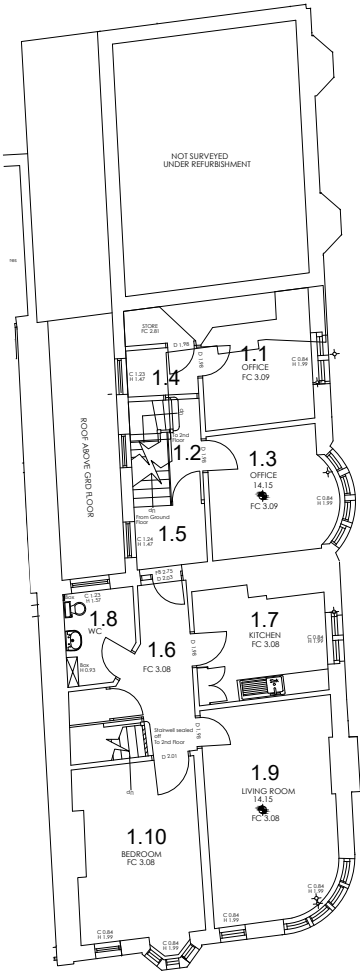
The analysis indicates a significant issue in terms of viability further when subjected to both reduction in revenues and increments in base build costs.

Appendices

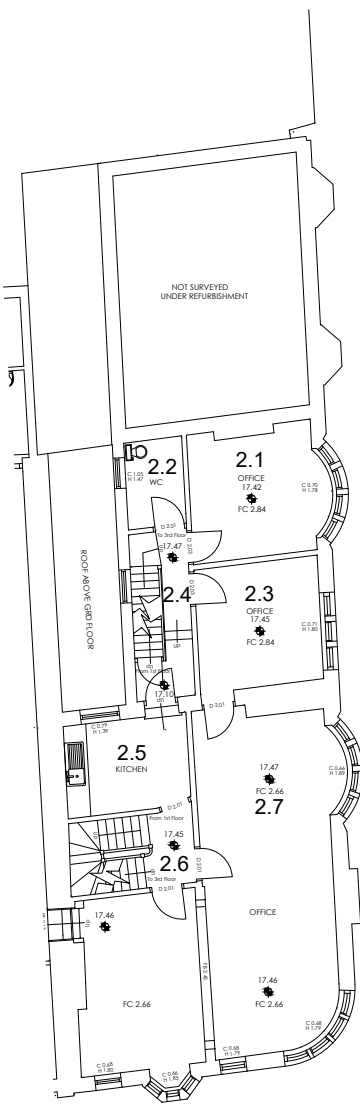
Appendix A – Architect Plans



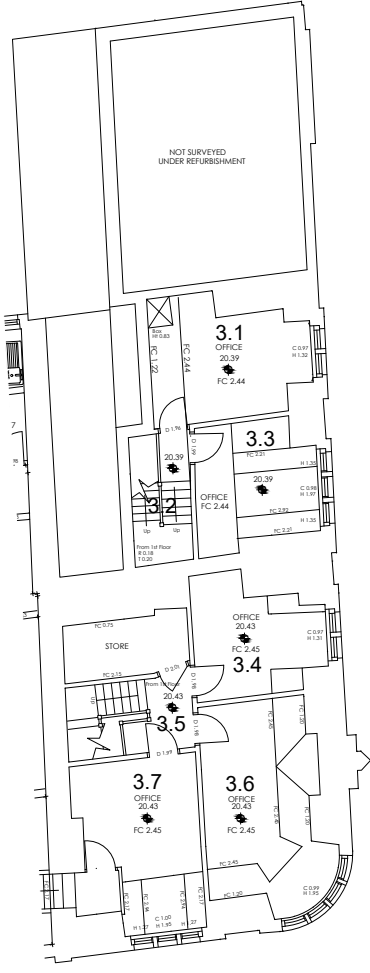
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

GENERAL NOTES

All dimensions must be checked on site
All setting out to be checked on site
All levels must be checked on site and their datum confirmed
This drawing must be read in conjunction with the relevant specification clauses
This drawing must not be used for land transfer purposes

©Denning Male Polisano

DRAWING NOTES

T- refers to Tender Drawing
C- refers to Construction Drawing

REVISION

DATE BY



CLIENT

New Hill Ltd.

PROJECT TITLE

38 Oxford Road/3-7 Cheapside
Reading

DRAWING TITLE

Floor Plans
As Existing

DATE

25-08-20

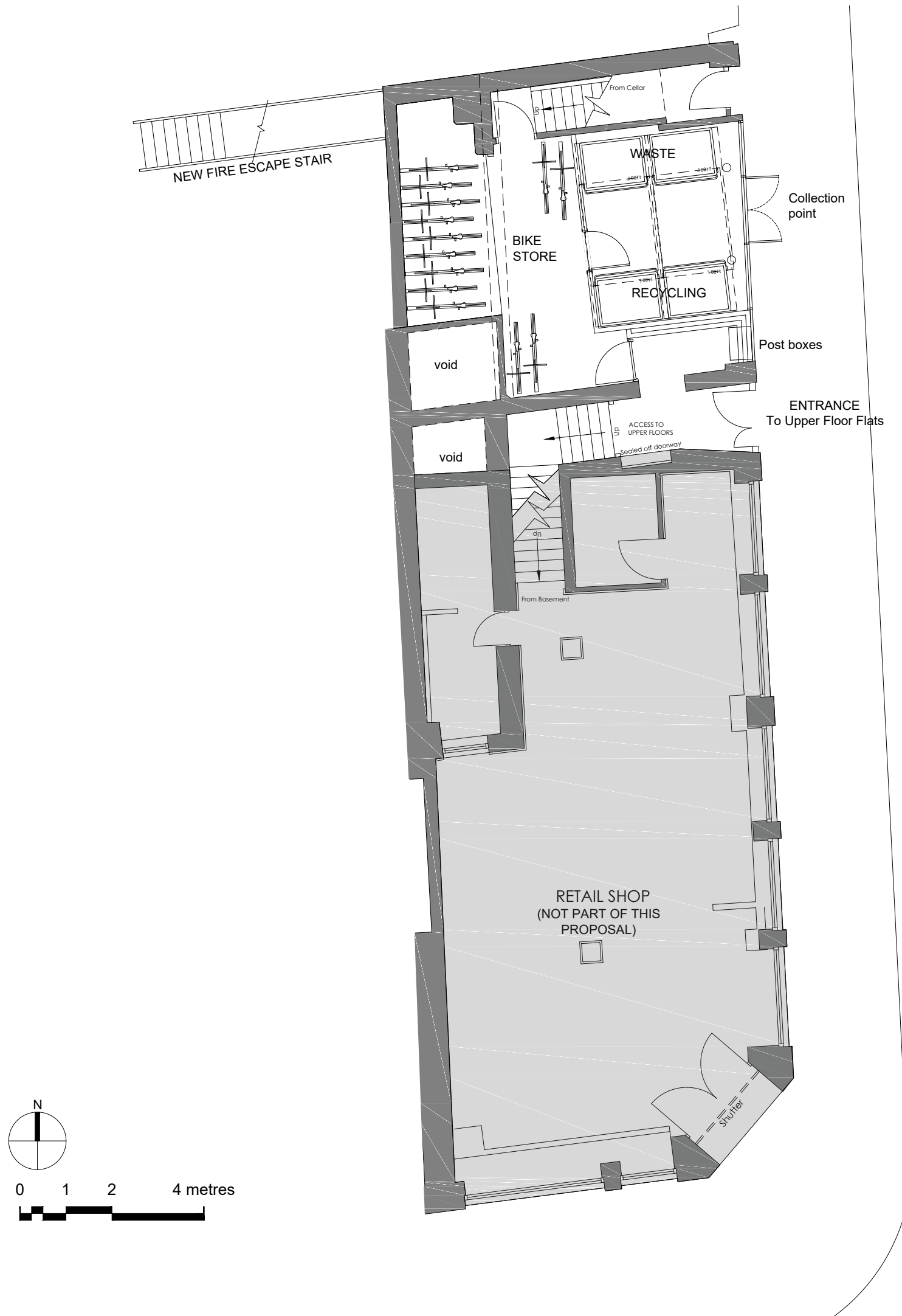
SCALE

1:200@A3 339a-101

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Hampshire GU14 6DQ

T +44 (0) 1252 318448
www.dmp-architects.co.uk



GENERAL NOTES

All dimensions must be checked on site
All setting out to be checked on site
All levels must be checked on site and their datum confirmed
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This drawing must not be used for land transfer purposes

©Denning Male Polisano

DRAWING NOTES

T- refers to Tender Drawing
C- refers to Construction Drawing

REVISION	DATE	BY	
-	-	-	-
-	-	-	-

CLIENT

New Hill Ltd.

PROJECT TITLE

38 Oxford Road/3-7 Cheapside
Reading

DRAWING TITLE

Ground Floor Plan

DATE

04-04-20

SCALE DRAWING No.

1:100@A3 339a-200

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Farnborough
Hampshire GU14 6DQ

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Flat 1
1 bedroom
Area - 39.1sq.m.

Flat 2
1 bedroom
Area - 34.9sq.m.

GENERAL NOTES

All dimensions must be checked on site
All setting out to be checked on site
All levels must be checked on site and their datum confirmed
This drawing must be read in conjunction with the relevant specification clauses
This drawing must not be used for land transfer purposes

©Denning Male Polisano

DRAWING NOTES

T- refers to Tender Drawing
C- refers to Construction Drawing

REVISION	DATE	BY
-	-	-

NOTES
All windows fronting Oxford Road and Cheapside are to be fitted with secondary double glazing to upgrade the acoustic and thermal properties to modern standards for residential use. New sealed double glazed units to be installed in retained windows facinf the service yard.

All new, pipe, duct and wiring to run internally with dedicated ducts.

CLIENT
New Hill Ltd.

PROJECT TITLE
38 Oxford Road/3-7 Cheapside
Reading

DRAWING TITLE
First Floor Plan

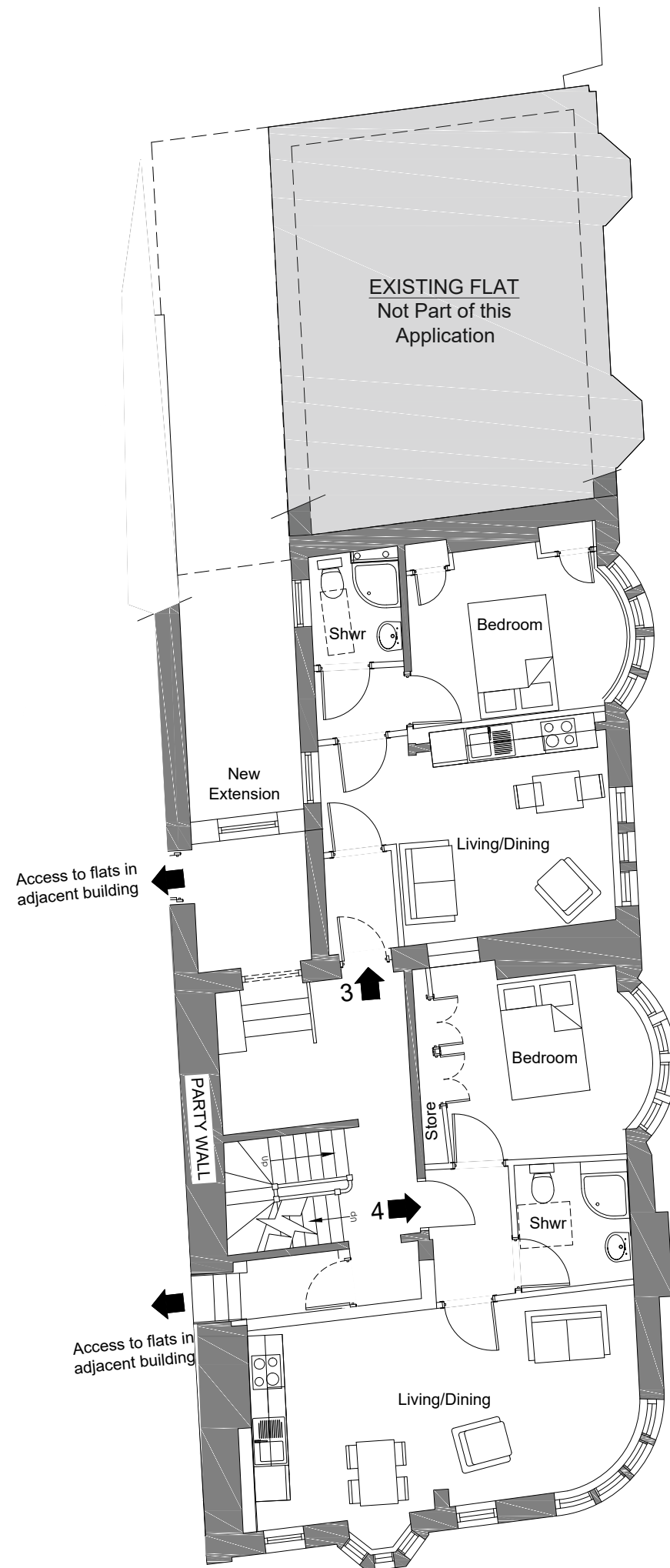
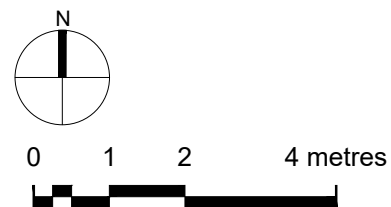
DATE
04-04-20

SCALE DRAWING No.
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Farnborough
Hampshire GU14 6DQ

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Flat 3
1 bedroom
Area - 34.4sq.m.

Flat 4
1 bedroom
Area - 42sq.m.

GENERAL NOTES

All dimensions must be checked on site
All setting out to be checked on site
All levels must be checked on site and their datum confirmed
This drawing must be read in conjunction with the relevant specification clauses
This drawing must not be used for land transfer purposes

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DRAWING NOTES

T- refers to Tender Drawing
C- refers to Construction Drawing

REVISION	DATE	BY
-	-	-

NOTES

All windows fronting Oxford Road and Cheapside are to be fitted with secondary double glazing to upgrade the acoustic and thermal properties to modern standards for residential use. New sealed double glazed units to be installed in retained windows facinf the service yard.

All new, pipe, duct and wiring to run internally with dedicated ducts.

CLIENT
New Hill Ltd.

PROJECT TITLE
38 Oxford Road/3-7 Cheapside
Reading

DRAWING TITLE
Second Floor Plan

DATE
04-04-20

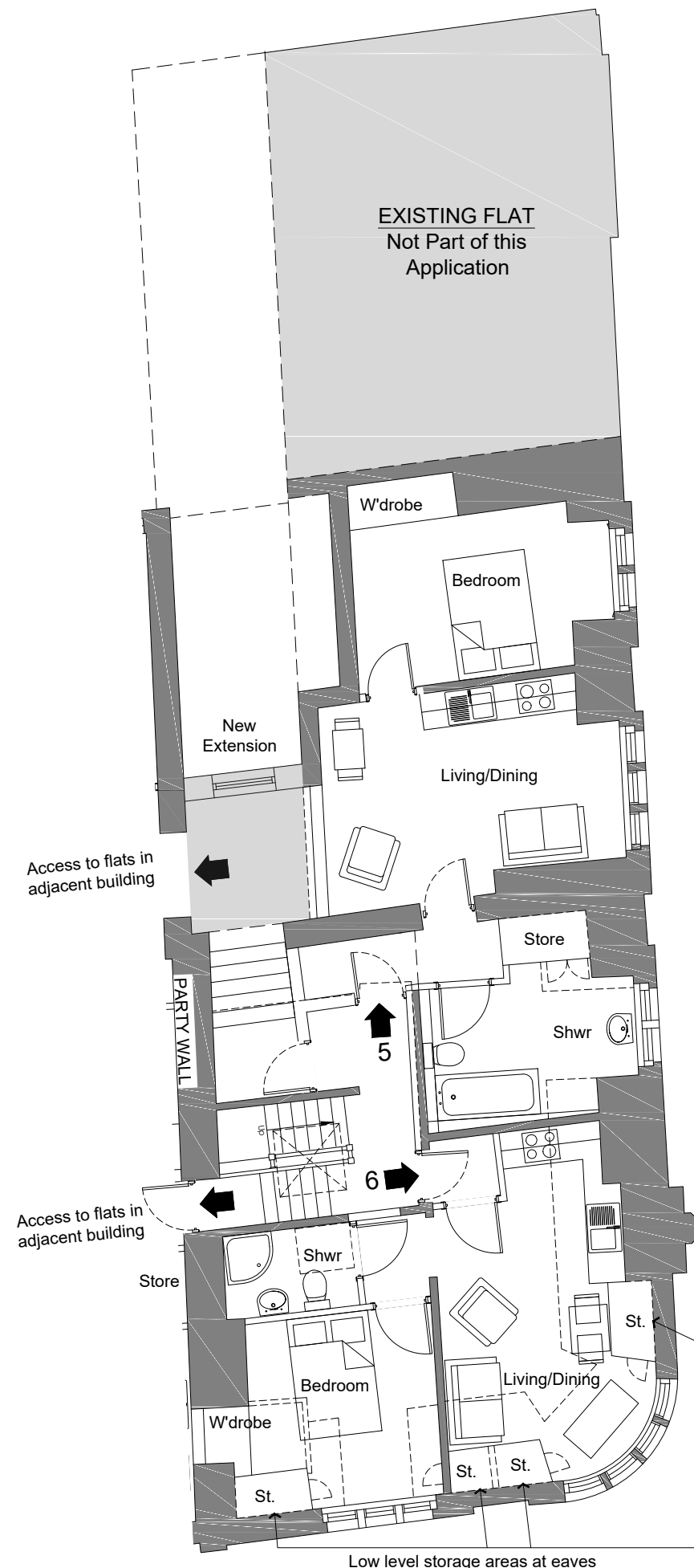
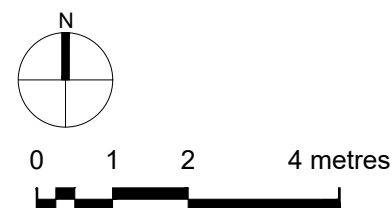
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DRAWING No.
339a-202

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Chartered Architects

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Flat 5
1 bedroom
Area - 39.6sqm.

Flat 6
1 bedroom
Area - 32sq.m.

GENERAL NOTES

All dimensions must be checked on site
All setting out to be checked on site
All levels must be checked on site and their datum confirmed
This drawing must be read in conjunction with the relevant specification clauses
This drawing must not be used for land transfer purposes

©Denning Male Polisano

DRAWING NOTES

T- refers to Tender Drawing
C- refers to Construction Drawing

REVISION	DATE	BY
-	-	-

NOTES

All windows fronting Oxford Road and Cheapside are to be fitted with secondary double glazing to upgrade the acoustic and thermal properties to modern standards for residential use. New sealed double glazed units to be installed in retained windows facing the service yard.

All new, pipe, duct and wiring to run internally with dedicated ducts.

CLIENT

New Hill Ltd.

PROJECT TITLE

38 Oxford Road/3-7 Cheapside
Reading

DRAWING TITLE

Third Floor Plan

DATE

04-04-20

SCALE

DRAWING No.

1:100@A3 339a-203

Denning Male Polisano

Chartered Architects

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Appendix B – Market Research

Reading, Berkshire

Asking prices (by beds)

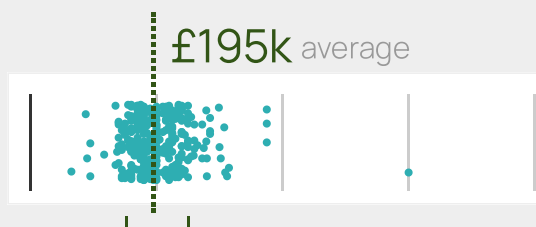


[Filters \(0\)](#)

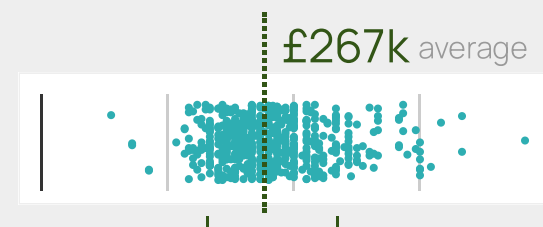
Studio

Not enough market data to generate accurate statistics

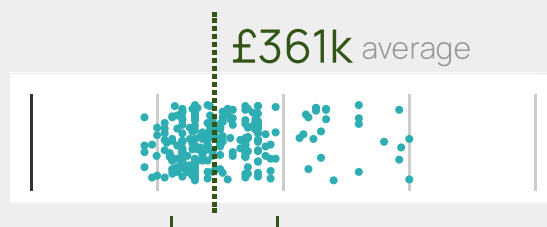
1 bed



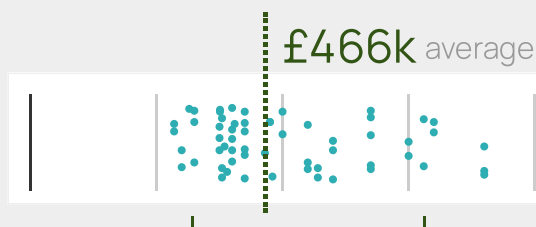
2 bed



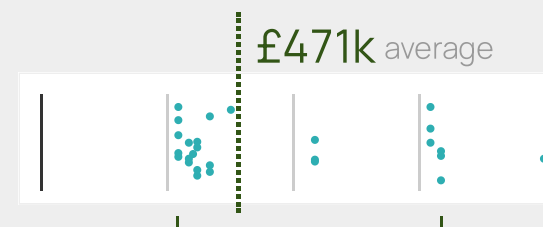
3 bed



4 bed



5 bed

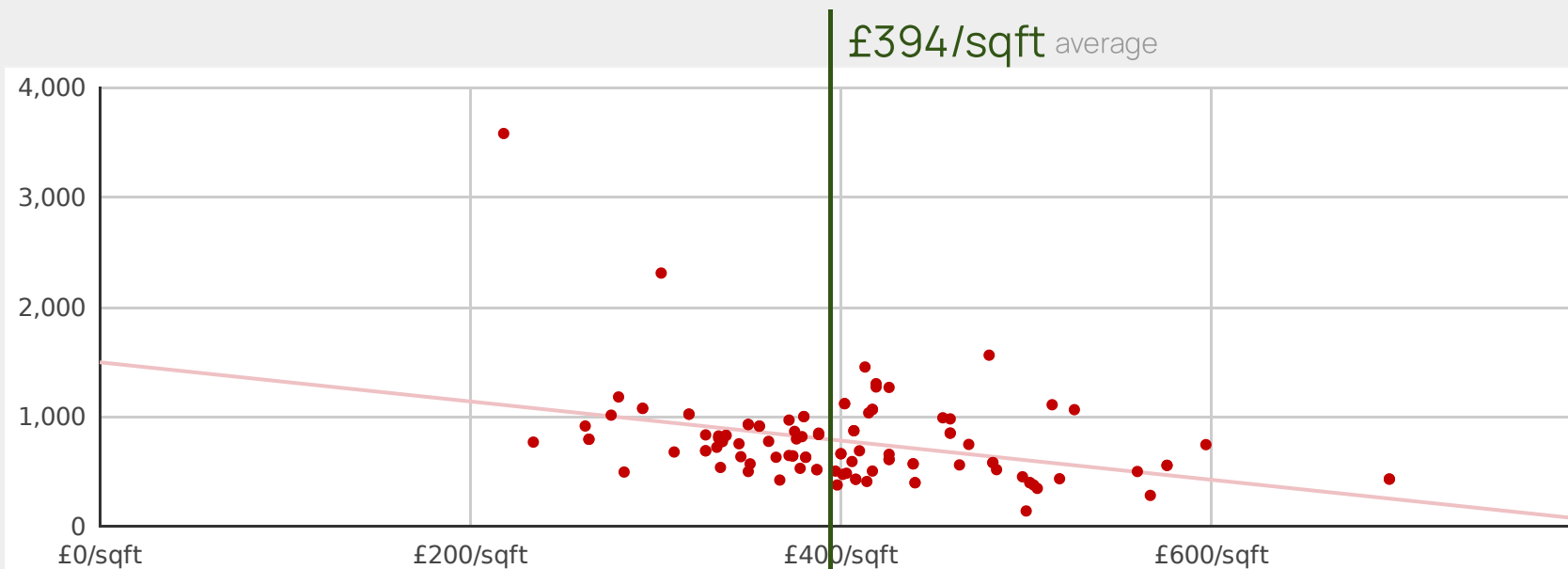


Reading, Berkshire

Asking prices (by sqft)



Filters (0)



£310 - £504/sqft

80% of properties

The red trend line indicates that price per square foot **falls** as property size increases.
This implies that a strategy of **splitting** large properties into smaller units might be profitable in this area.

Reading, Berkshire

Sold prices (by beds, last 18 months)

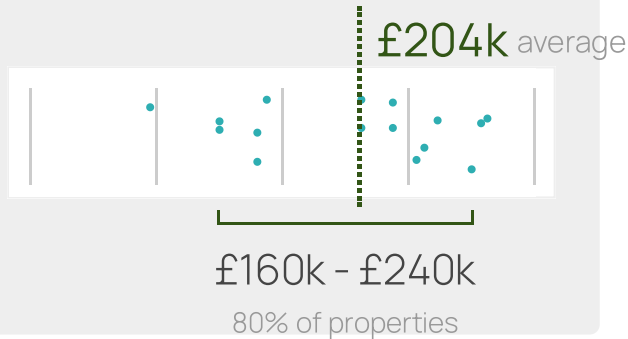


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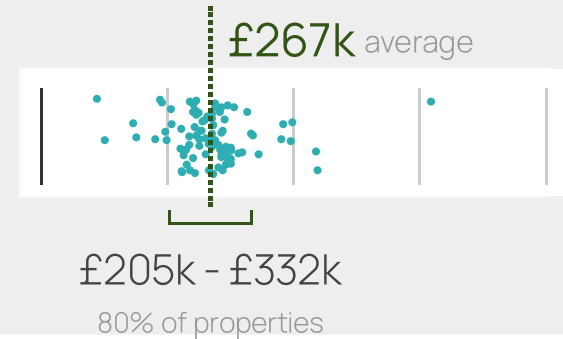
Studio

Not enough market data to generate accurate statistics

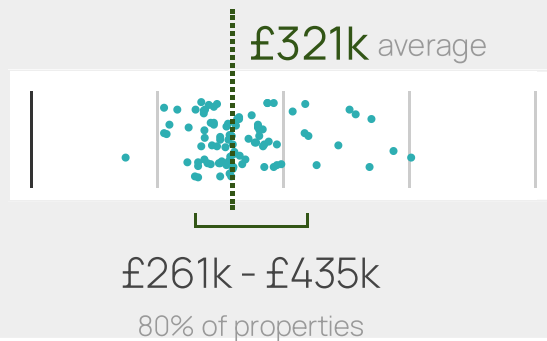
1 bed



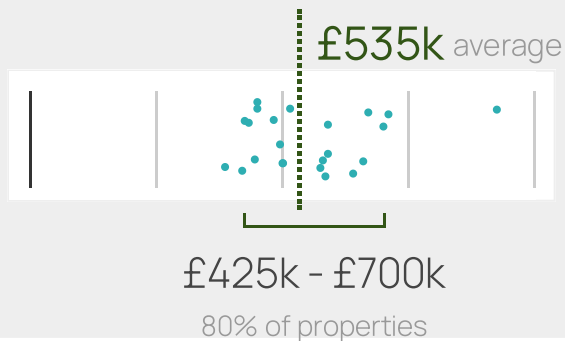
2 bed



3 bed



4 bed



5 bed

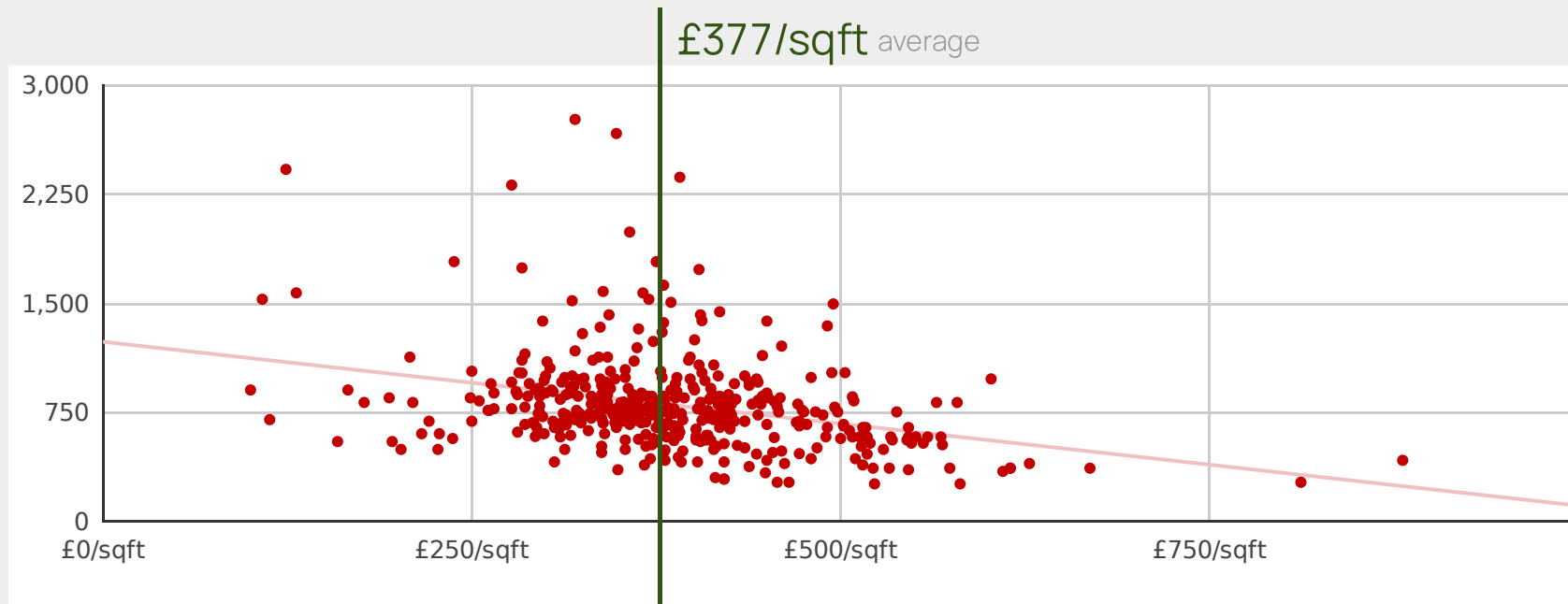
Not enough market data to generate accurate statistics

Reading, Berkshire

Sold prices (by sqft, last 18 months)



[Filters \(0\)](#)



£288 - £506/sqft

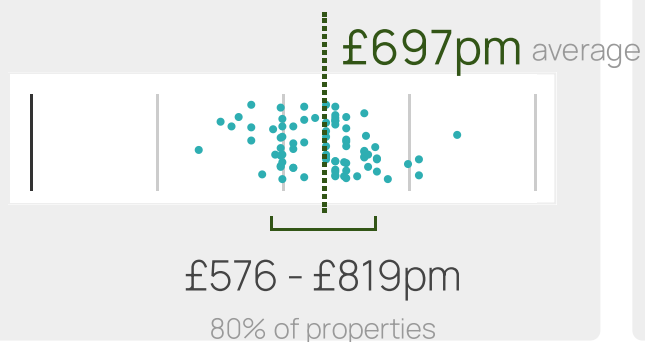
80% of properties

The red trend line indicates that price per square foot **falls** as property size increases.
This implies that a strategy of **splitting** large properties into smaller units might be profitable in this area.

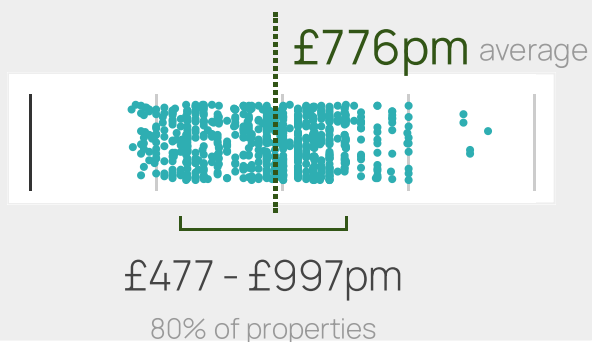


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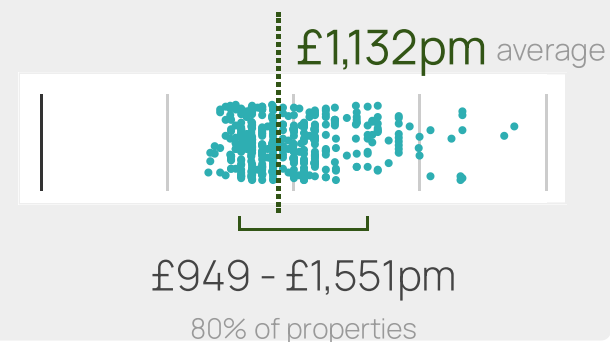
Studio



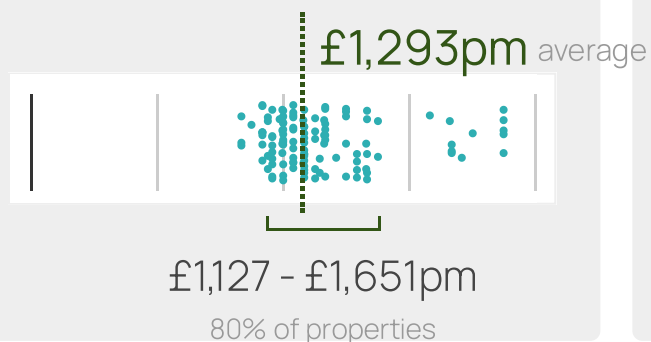
1 bed



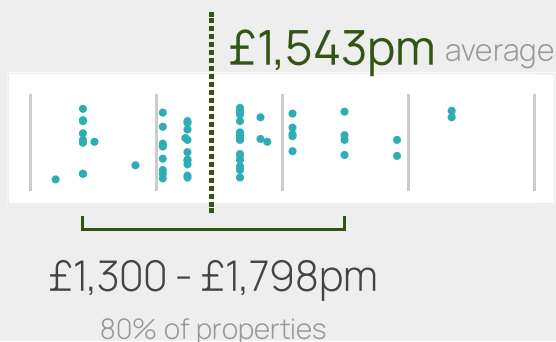
2 bed



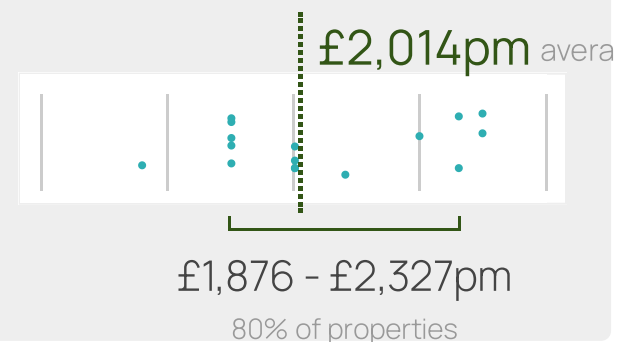
3 bed



4 bed



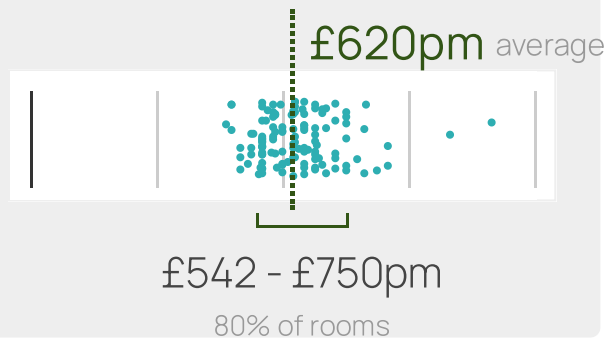
5 bed



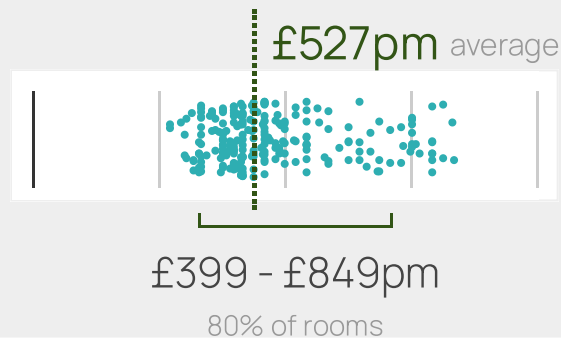


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Double en-suite



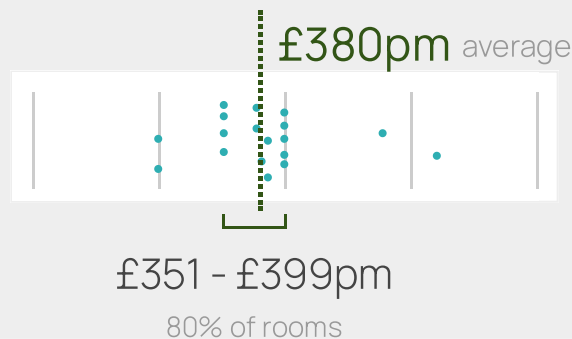
Double



Single en-suite

Not enough market data to generate accurate statistics

Single



82%

Are furnished

61%

Have parking

73%

Have outside space

3%

Have disabled access

67%

Have living room

79%

Include internet

74%

Include bills

26%

Accept couples

51%

Accept smokers

4%

Accept pets

Beresfords

Reading, Berkshire

Long let yields



Studio

Insufficient data to
accurately calculate yield

1 bed

4.5%

typical yield

2 bed

4.8%

typical yield

3 bed

4.1%

typical yield

4 bed

3.8%

typical yield

5 bed

BEST YIELD

4.9%

typical yield



Studio

This property size is not applicable for HMO room-let

1 bed

This property size is not applicable for HMO room-let

2 bed

4.7%

typical yield

3 bed

5.3%

typical yield

4 bed

5.4%

typical yield

5 bed

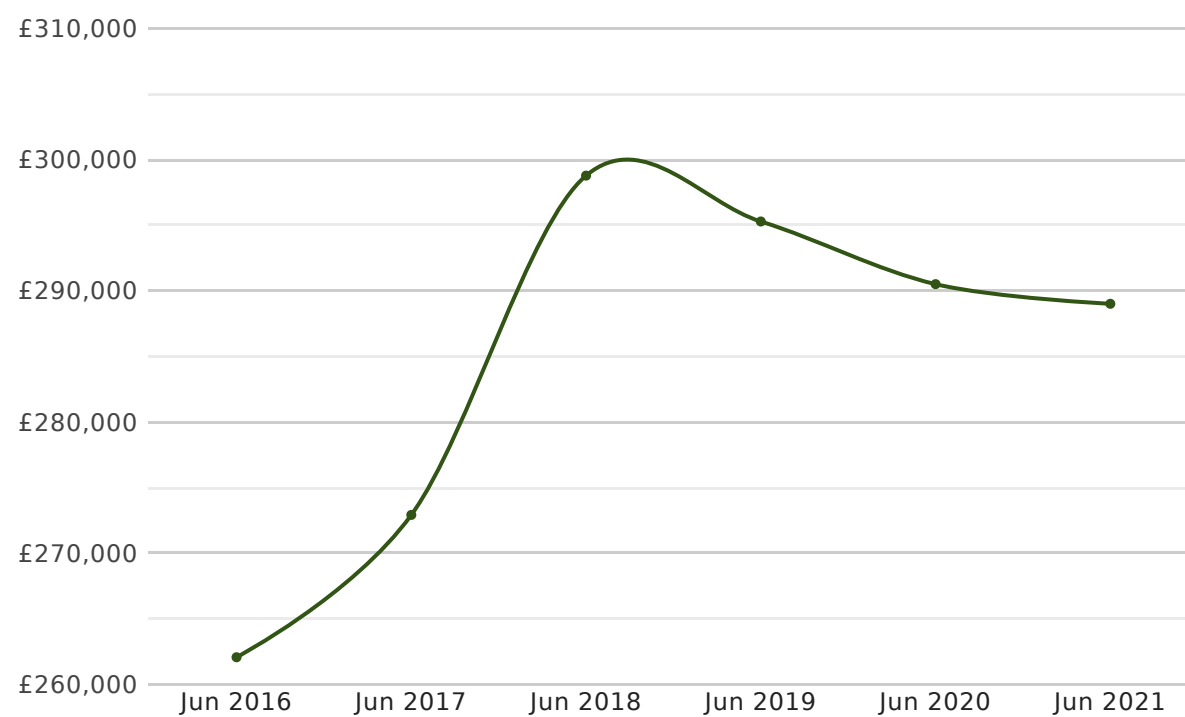
BEST YIELD

6.7%

typical yield



5-year price growth



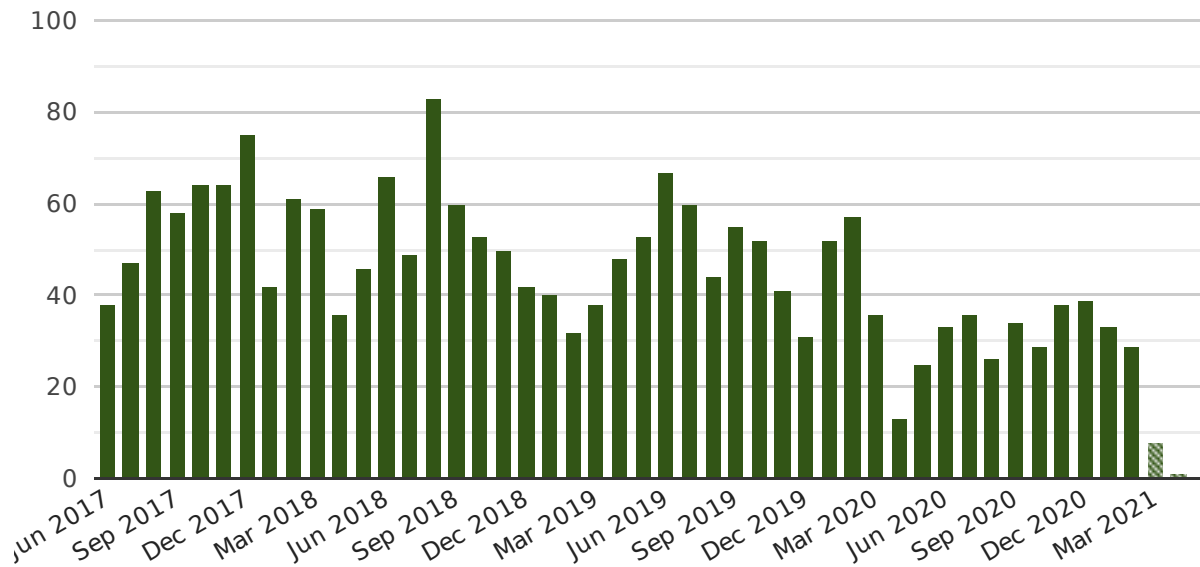
Date	Avg price	+/-
Jun 2016	£262,089	-
Jun 2017	£272,930	4.1%
Jun 2018	£298,776	9.5%
Jun 2019	£295,282	-1.2%
Jun 2020	£290,509	-1.6%
Jun 2021	£289,013	-0.5%

-1% -3% 10%

1-YEAR 3-YEAR 5-YEAR



Average 34 sales per month



705

properties for sale

12+

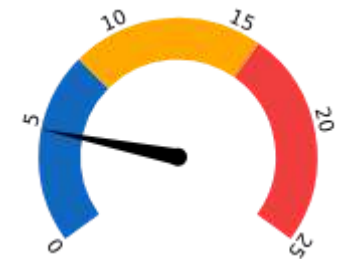
months of inventory

365+

average days to sell

5%

stock turnover per month



Buyer's market

Low demand, prices may fall

Reading, Berkshire

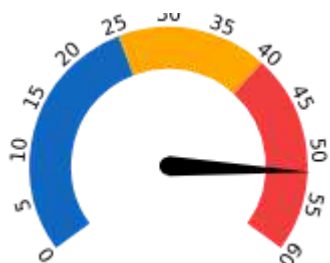
Activity



Average 714 rentals per month

59%

stock turnover per month



Landlord's market

High demand, rents may rise

1210

properties for rent

1.7

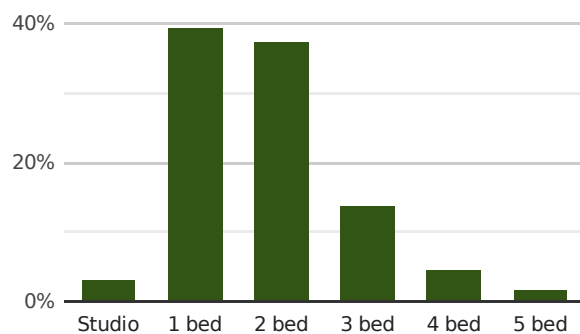
months of inventory

52

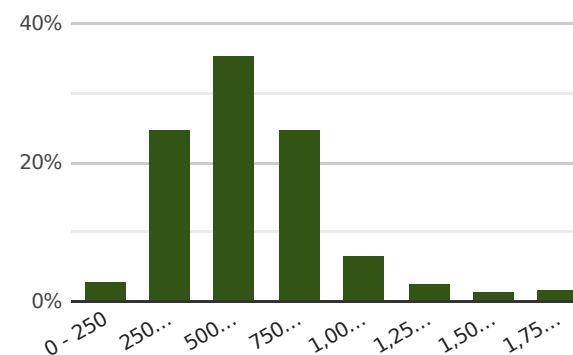
average days to rent



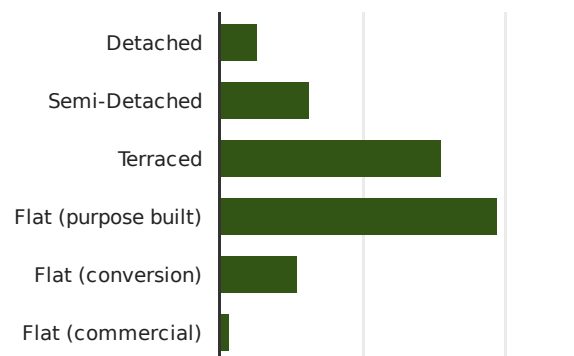
Number of bedrooms



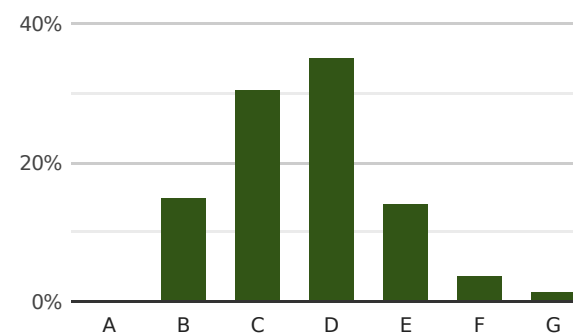
Internal area (sqft)

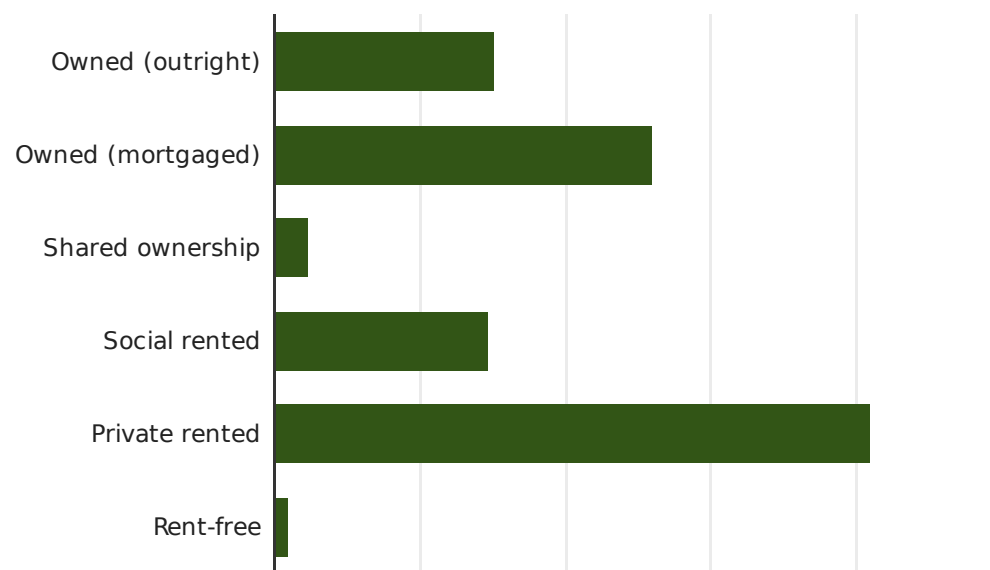


Property type



Energy scores





Occupants

2.1

Average is 2.4

Bedrooms/occupant

1.0

Average is 1.2

Reading, Berkshire

Stock (by agent, sale)



zoopla.co.uk

Rank	Agent	Units live	Value	Avg. price
1		54	£14.28m	£264k
2		44	£11.27m	£256k
3		34	£8.76m	£258k
4		24	£8.67m	£361k
5		23	£8.50m	£370k

rightmove.co.uk

Rank	Agent	Units live	Value	Avg. price
1		77	£19.24m	£250k
2		66	£17.08m	£259k
3		52	£13.53m	£260k
4		33	£11.25m	£341k
5		34	£10.63m	£313k

onthemarket.com

Rank	Agent	Units live	Value	Avg. price
1		80	£20.52m	£256k
2		68	£18.00m	£265k
3		39	£11.23m	£288k
4		31	£11.00m	£355k
5		34	£10.62m	£312k



zoopla.co.uk

Rank	Agent	Units live	Avg. price
1		49	£1,047pm
2		39	£1,148pm
3		49	£883pm
4		35	£1,131pm
5		22	£1,465pm

rightmove.co.uk

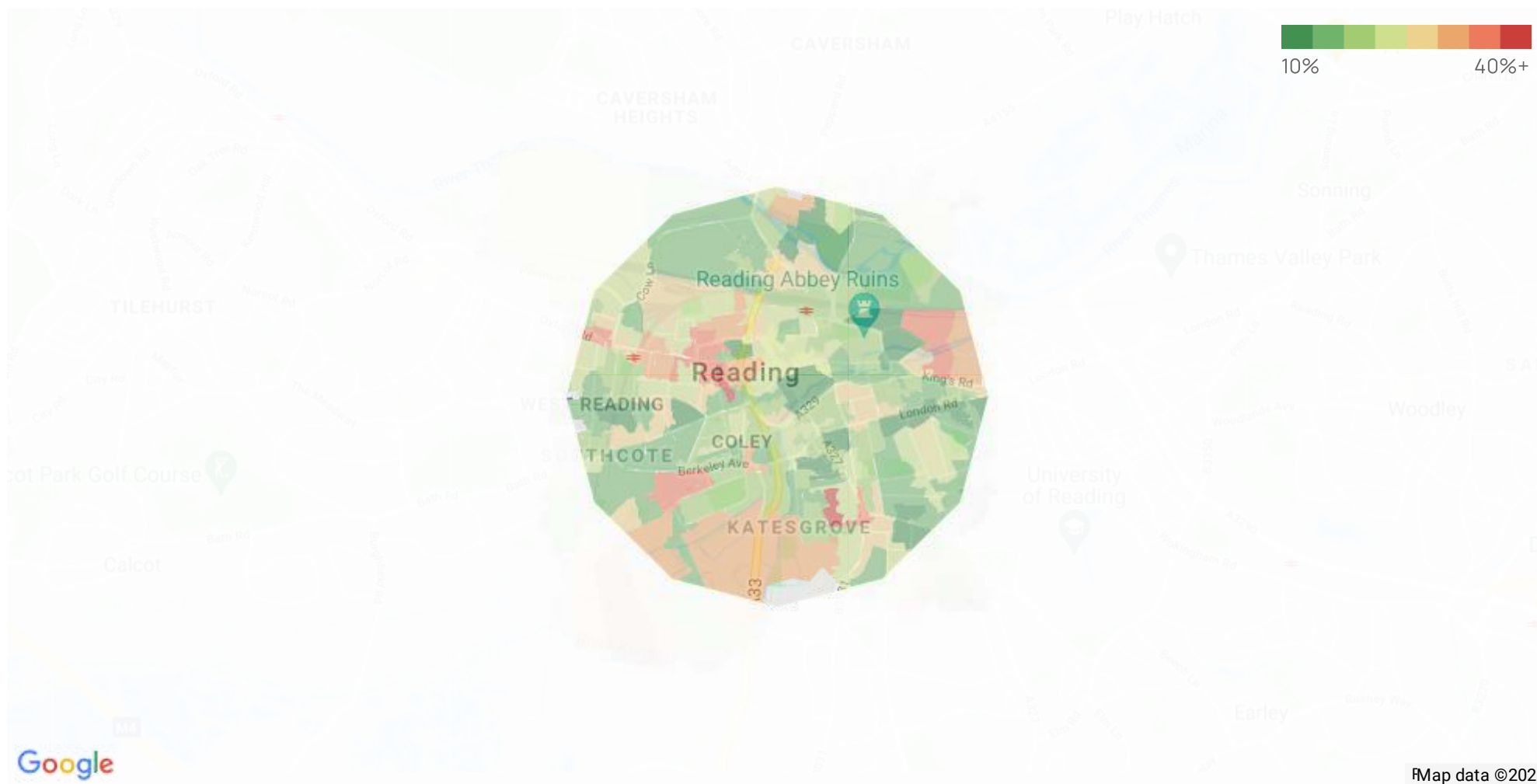
Rank	Agent	Units live	Avg. price
1		57	£1,201pm
2		41	£1,042pm
3		38	£1,088pm
4		32	£1,071pm
5		41	£758pm

onthemarket.com

Rank	Agent	Units live	Avg. price
1		51	£1,132pm
2		31	£1,091pm
3		27	£1,067pm
4		37	£686pm
5		24	£847pm

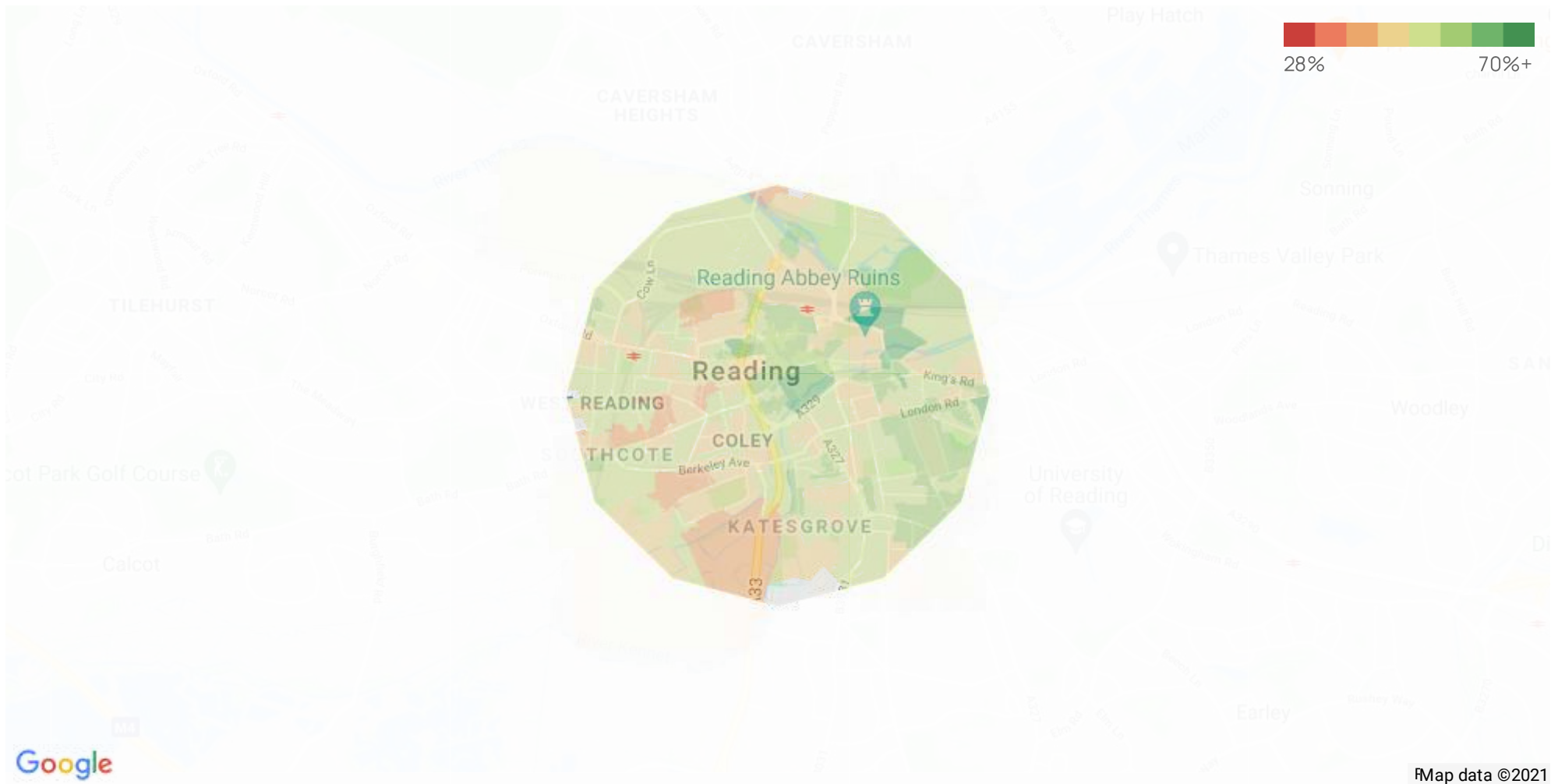
Reading, Berkshire

Demographics (deprivation)



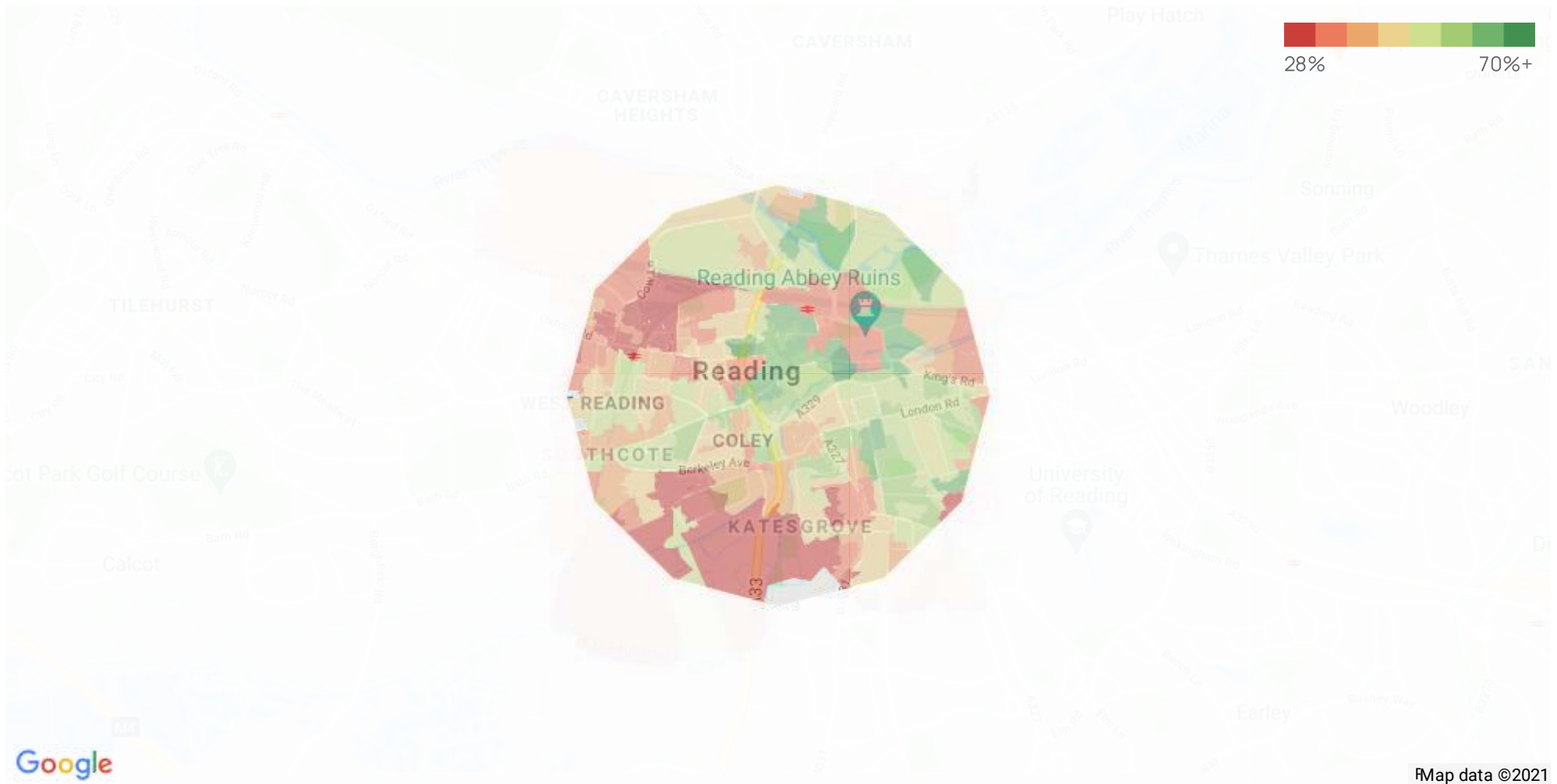
Reading, Berkshire

Demographics (health)



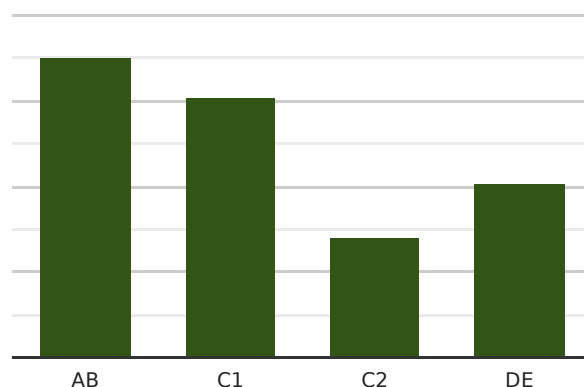
Reading, Berkshire

Demographics (education)





NRS Social Grade



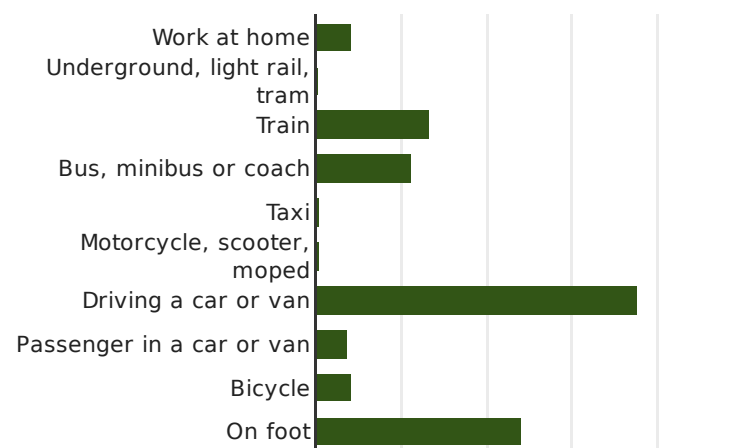
The NRS social grades are a system of demographic classification used in the UK. Social grade is a classification system based on occupation. It was developed for use on the NRS, and for over 50 years NRS has been the research industry's source of social grade data ([read more & definitions](#)).

Average household income

£54,500



Method of commuting



Vehicles per household

0.9

Average is 1.2

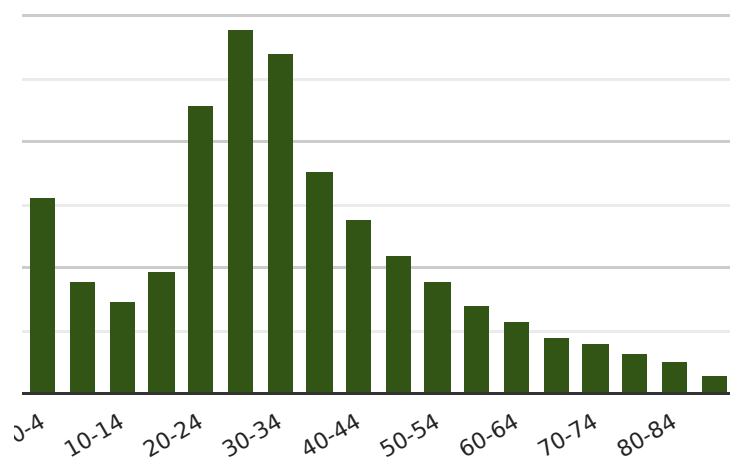
Average commute

8.9mi

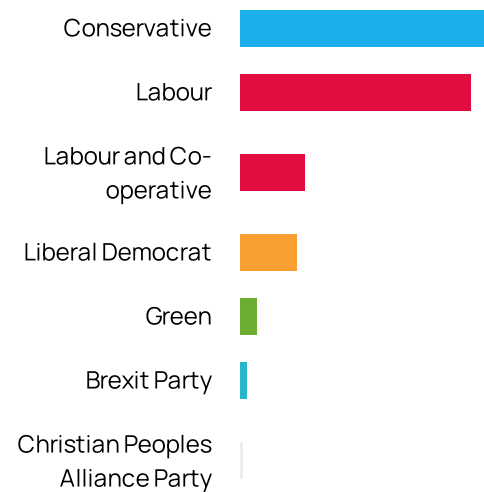
Average is 9.4mi



Age structure



General Election 2019



Reading East (72.7%)

Reading West (27.3%)

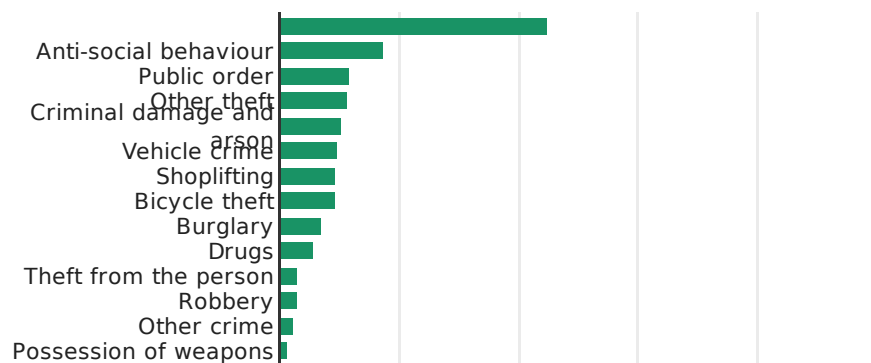


☹️ Average crime rate

185 crimes per 1,000 residents in the last year



📍 The police generally tag each crime at the center of the street on which it occurred



Incidence of Bicycle theft is above national average



Incidence of Anti-social behaviour is below national average

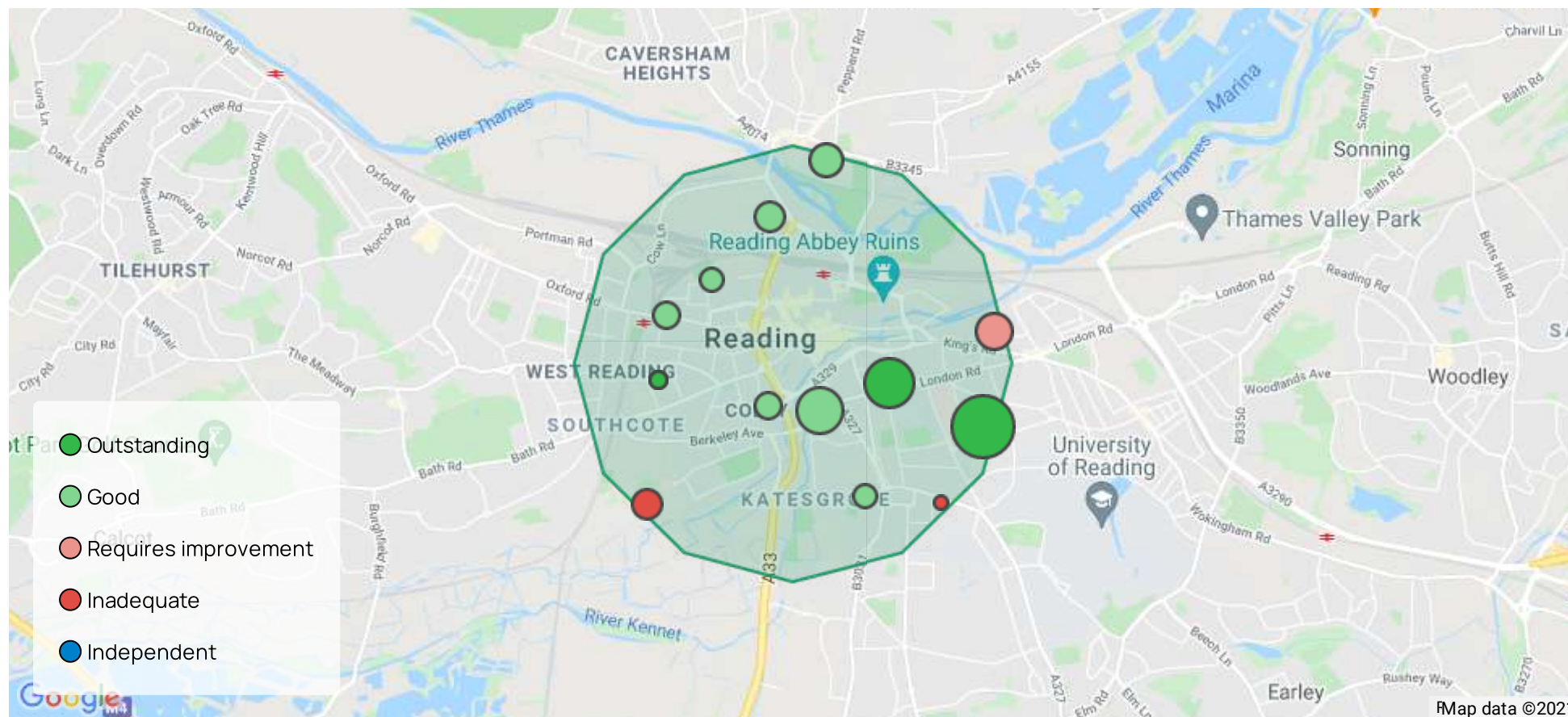


Incidence of Theft from the person is above national average



☹️ Average state schools

14 state schools and 0 independent schools



Reading, Berkshire

Planning permission



Planning activity level: **Very low**

Number of applications: **0**

Total est. construction cost: **£0.0m**

Application success rate: **%**



Address	Postcode	Agent	Type	Bedrooms	Asking pric	Days	SSTC	Lat	Lng	URL
Kings Road	RG1 3BJ	Bettermove	Flat	0	175000	56		1	51.45461	-0.964789 https://propertydata.co.uk/property/z/57620272
Foley Hall,	RG1 5AS	WhiteKnights - Reading	Flat	0	165000	30		0	51.4517	https://propertydata.co.uk/property/o/10341839
Berkeley Cr	RG1 6LH	Prospect Estate Agency - Reading	Flat	0	125000	49		1	51.45039	https://propertydata.co.uk/property/o/9678195
Berkeley Cr	RG1 6LH	Prospect Reading	Flat	0	125000	46		1	51.45035	https://propertydata.co.uk/property/z/57044597
Connaught	RG30 2UF	Sansome & George Residential Sales and Lettings	Flat	0	125000	4		0	51.4538	https://propertydata.co.uk/property/z/57638917
Southampt	RG1 2QX	Roger Platt - Lower Earley	Flat	0	140000	123		1	51.44939	https://propertydata.co.uk/property/z/57277949
Castle Cres	RG1 6AG	Parkers - Reading	Flat	0	135000	120		1	51.44991	https://propertydata.co.uk/property/o/10002602
South Stre	RG1 4GQ	AH Lansley Residential, Reading	Flat	1	185000	77		0	51.45198	https://propertydata.co.uk/property/r/102935234
Southcote	RG30 2AR	Romans - Reading	Flat	1	179950	10		0	51.45091	https://propertydata.co.uk/property/z/58823277
Cheriton Cr	RG1 6BQ	Parkers - Reading	Flat	1	185000	13		0	51.45142	https://propertydata.co.uk/property/o/10519813
Cheriton Cr	RG1 6BQ	Parkers Estate Agents	Flat	1	185000	11		0	51.45142	https://propertydata.co.uk/property/z/58811176
Pennyroyal	RG1 6HE	Jon Rosi Management Estate & Letting Agents - Reading	Flat	1	177950	0		0	51.44835	https://propertydata.co.uk/property/o/10581556
Berkeley Cr	RG1 6LH	WhiteKnights - Reading	Flat	1	179500	37		1	51.45035	https://propertydata.co.uk/property/o/9300261
Gleneagles	RG1 4PF	Haslams Estate Agents - Reading	Flat	1	179950	27		1	51.45269	https://propertydata.co.uk/property/o/10453530
Prospect St	RG1 7YG	Lansley Property Agents	Flat	1	185000	23		0	51.4542	https://propertydata.co.uk/property/z/58697201
Howard Str	RG1 7XS	Haslams Estate Agents	Flat	1	179950	92		1	51.45399	https://propertydata.co.uk/property/z/57983027
Katesgrove	RG1 2ND	Romans - Reading	Flat	1	185000	58		1	51.44978	https://propertydata.co.uk/property/z/58345125
Cheriton Cr	RG1 6BQ	Parkers Estate Agents, Reading	Flat	1	185000	12		0	51.45142	https://propertydata.co.uk/property/r/108203528
Pennyroyal	RG1 6HE	Avocado Property, Covering Berkshire, Hampshire and Surrey	Flat	1	179950	49		1	51.44863	https://propertydata.co.uk/property/r/106168871
Berkeley Cr	RG1 6LH	Whiteknights Estate Agents, Reading	Flat	1	179500	35		1	51.45035	https://propertydata.co.uk/property/r/97341182
Prospect St	RG1 7YG	Lansley Property Agents	Flat	1	185000	23		0	51.4542	https://propertydata.co.uk/property/z/58697226
Gleneagles	RG1 4PF	Haslams Estate Agents, Reading	Flat	1	179950	26		1	51.45269	https://propertydata.co.uk/property/r/107401505
Lynden Me	RG2 0AT	Prospect Reading	Flat	1	180000	19		0	51.44639	https://propertydata.co.uk/property/z/58159239
Queens Ro	RG1 4AU	Parkers Estate Agents	Flat	1	180000	66		0	51.4531	https://propertydata.co.uk/property/z/58246220
Kennet Str	RG1 4AQ	Prospect Estate Agency, Reading	Flat	1	95000	81		1	51.45386	https://propertydata.co.uk/property/r/78663876
Berkeley A	RG1 6HD	Arins Property Services - Tilehurst	Flat	1	90000	55		1	51.44806	https://propertydata.co.uk/property/o/10320932
Queens Ro	RG1 4AU	Parkers Estate Agents, Reading	Flat	1	180000	67		0	51.4531	https://propertydata.co.uk/property/r/105282074
RG1, Read	RG1 6AZ	Chancellors - Reading Sales	Flat	1	180000	24		0	51.45	https://propertydata.co.uk/property/o/10063235
Newark Str	RG1 2SR	Parkers Estate Agents, Reading	Flat	1	180000	49		0	51.44978	https://propertydata.co.uk/property/r/103491002
Pennyroyal	RG1 6HE	Jon Rosi Management, Reading	Flat	1	177950	0		0	51.4487	https://propertydata.co.uk/property/r/109067300
Nelson Ter	RG1 5AJ	Hunters, Reading	Flat	1	180000	26		1	51.45043	https://propertydata.co.uk/property/r/78165228
Tippett Ris	RG2 0DJ	Prospect Estate Agency, Reading	Flat	1	180000	2		0	51.44537	https://propertydata.co.uk/property/r/79963086
Tippett Ris	RG2 0DJ	Prospect Estate Agency - Reading	Flat	1	180000	0		0	51.44537	https://propertydata.co.uk/property/o/10342866
Lorne Stre	RG1 7YW	Parkers Estate Agents, Reading	Flat	1	180000	96		1	51.45463	https://propertydata.co.uk/property/r/97981748
Russell Str	RG1 7XG	Purplebricks, Head Office	Flat	1	180000	110		0	51.45233	https://propertydata.co.uk/property/z/57272504
Newark Str	RG1 2SR	Parkers Estate Agents	Flat	1	180000	46		0	51.44978	https://propertydata.co.uk/property/z/57834204
Lorne Stre	RG1 7YW	Parkers - Reading	Flat	1	180000	97		1	51.45462	https://propertydata.co.uk/property/o/9389355
Tippett Ris	RG2 0DJ	Prospect Reading	Flat	1	180000	3		0	51.44566	https://propertydata.co.uk/property/z/58446099
Nelson Ter	RG1 5AJ	Hunters - Reading	Flat	1	180000	26		1	51.45049	https://propertydata.co.uk/property/z/57768677
Lynden Me	RG2 0AT	Prospect Estate Agency - Reading	Flat	1	180000	18		0	51.44639	https://propertydata.co.uk/property/o/10213436
Katesgrove	RG1 2ND	Romans, Reading	Flat	1	185000	56		1	51.44978	https://propertydata.co.uk/property/r/79760241
Kennet Str	RG1 4AQ	Prospect Estate Agency - Reading	Flat	1	95000	80		1	51.45386	https://propertydata.co.uk/property/o/10102104
Southcote	RG30 2AR	Romans, Reading	Flat	1	179950	10		0	51.45091	https://propertydata.co.uk/property/r/108330533
Gleneagles	RG1 4PF	Haslams Estate Agents	Flat	1	179950	26		1	51.4527	https://propertydata.co.uk/property/z/58684609
Prospect St	RG1 7YG	Lansley Property Agents	Flat	1	185000	23		0	51.4542	https://propertydata.co.uk/property/z/58697210
Howard Str	RG1 9SB	Haslams Estate Agents - Reading	Flat	1	179950	95		1	51.45349	https://propertydata.co.uk/property/o/10127352
South Stre	RG1 4SJ	Lansley Property Agents	Flat	1	185000	73		0	51.4513	https://propertydata.co.uk/property/z/57702870
Hunters W	RG1 2NH	Prospect Estate Agency - Reading	Flat	1	180000	48		1	51.44932	https://propertydata.co.uk/property/o/9695270
Sign Writer	RG1 7YG	AH Lansley Residential, Reading	Flat	1	185000	24		0	51.45448	https://propertydata.co.uk/property/r/107522369
RG1, Read	RG1 6AZ	Chancellors, Reading	Flat	1	180000	22		0	51.45	https://propertydata.co.uk/property/r/89586595
Sign Writer	RG1 7YG	AH Lansley Residential, Reading	Flat	1	185000	24		0	51.45448	https://propertydata.co.uk/property/r/107523227
Sign Writer	RG1 7YG	AH Lansley Residential, Reading	Flat	1	185000	24		0	51.45448	https://propertydata.co.uk/property/r/107525444
Oxford Ho	RG1 7LA	Prospect Estate Agency, Reading	Flat	1	87750	146		1	51.4557	https://propertydata.co.uk/property/r/74279031
Pennyroyal	RG1 6HE	Avocado Property	Flat	1	179950	48		1	51.44863	https://propertydata.co.uk/property/z/58441826
Nelson Ter	RG1 5AJ	Hunters - Reading	Flat	1	180000	31		1	51.45049	https://propertydata.co.uk/property/o/10018484
Lynden Me	RG2 0AT	Prospect Estate Agency, Reading	Flat	1	180000	22		0	51.44639	https://propertydata.co.uk/property/r/79276932
Newark Str	RG1 2SR	Parkers - Reading	Flat	1	180000	48		0	51.44978	https://propertydata.co.uk/property/o/10053875
Baker Stre	RG1 7XY	Martyn Russell Property Services	Flat	1	159950	14		0	51.45317	https://propertydata.co.uk/property/z/58789772
Oxford Roa	RG30 1AU	Prospect Estate Agency, Reading	Flat	1	140000	109		1	51.45578	https://propertydata.co.uk/property/r/77654238
Pennyroyal	RG1 6HE	Parkers - Reading	Flat	1	175000	91		1	51.44839	https://propertydata.co.uk/property/o/9049557
Muirfield C	RG1 4PW	Parkers Estate Agents, Reading	Flat	1	160000	96		1	51.45245	https://propertydata.co.uk/property/r/88958872
Bath Road,	RG1 6NB	Parkers Estate Agents	Flat	1	160000	6		0	51.45103	https://propertydata.co.uk/property/z/58207096
George Str	RG1 7NP	Martyn Russell Property Services - Reading	Flat	1	160000	80		1	51.45688	https://propertydata.co.uk/property/o/8259697
Oxford Roa	RG1 7LB	Northwood - Reading	Flat	1	160000	0		0	51.45548	https://propertydata.co.uk/property/z/56401847
Castle Hill,	RG1 7RW	Prospect Estate Agency, Reading	Flat	1	160000	5		0	51.45198	https://propertydata.co.uk/property/r/78352389
Reading, Br	RG30 2AL	Chancellors, Reading	Flat	1	150000	112		1	51.453	https://propertydata.co.uk/property/r/81053995
Coley Hill,	RG1 6AE	Prospect Reading	Flat	1	190000	46		0	51.45067	https://propertydata.co.uk/property/z/51882355
Oxford Ho	RG1 7AA	Prospect Estate Agency - Reading	Flat	1	160000	33		0	51.45559	https://propertydata.co.uk/property/o/10368488
George Str	RG1 7NP	Martyn Russell Property Services	Flat	1	160000	79		0	51.45688	https://propertydata.co.uk/property/z/54129077
Oxford Ho	RG1 7AA	Prospect Estate Agency, Reading	Flat	1	160000	31		0	51.45558	https://propertydata.co.uk/property/r/106398989
Prince Of V	RG30 2UH	Parkers Estate Agents	Flat	1	150000	64		1	51.45447	https://propertydata.co.uk/property/z/58074966
Baker Stre	RG1 7XZ	Northwood - Reading	Flat	1	165000	58		1	51.45324	https://propertydata.co.uk/property/z/58349637
Waterloo F	RG2 0LW	Romans, Reading	Flat	1	165000	108		1	51.44147	https://propertydata.co.uk/property/r/101875184
Oxford Roa	RG1 7ED	SPACE, Reading	Flat	1	169500	20		0	51.4548	https://propertydata.co.uk/property/r/105547931
Tilehurst R	RG1 7TP	Prospect Estate Agency, Reading	Flat	1	170000	45		0	51.45221	https://propertydata.co.uk/property/r/79246920
Tilehurst R	RG1 7TP	Prospect Estate Agency - Reading	Flat	1	170000	49		0	51.45221	https://propertydata.co.uk/property/o/10206496
Chapel Cou	RG1 4QP	Romans, Reading	Flat	1	170000	92		0	51.45216	https://propertydata.co.uk/property/r/104235359
London Ro	RG1 5AS	Parkers Estate Agents, Reading	Flat	1	170000	128		1	51.45185	https://propertydata.co.uk/property/r/102528728
Chapel Cou	RG1 4QP	Prospect Reading	Flat	1	170000	154		0	51.45219	https://propertydata.co.uk/property/z/55799330
Carnoustie	RG1 4PE	Romans - Reading	Flat	1	170000	51		1	51.45288	https://propertydata.co.uk/property/z/50695181
Cherwell C	RG1 7NB	Parkers Estate Agents, Reading	Flat	1	150000	65		0	51.45589	https://propertydata.co.uk/property/r/99515003
East Street	RG1 4JE	Jon Rosi Management Estate & Letting Agents - Reading	Flat	1	155000	112		1	51.45114	https://propertydata.co.uk/property/o/10042744
Berkeley Cr	RG1 6LH	Romans - Reading	Flat	1	170000	26		0	51.45035	https://propertydata.co.uk/property/z/57983302
Kings Road	RG1 4NH	Prospect Estate Agency - Reading	Flat	1	160000	3		0	51.4536	https://propertydata.co.uk/property/o/10562066
Baker Stre	RG1 7XY	Martyn Russell Property Services - Reading	Flat	1	159950	16		0	51.45317	https://propertydata.co.uk/property/o/10506810
Jeffrey Plac	RG1 7AY	Prospect Estate Agency, Reading	Flat	1	160000	49		0	51.45917	https://propertydata.co.uk/property/r/71007795
Turnberry (	RG1 4PZ	Prospect Estate Agency, Reading	Flat	1	155000	149		1	51.45244	https://propertydata.co.uk/property/r/77193546
Kings Road	RG1 4NH	Prospect Reading	Flat	1	160000	1		0	51.4536	https://propertydata.co.uk/property/z/58897616
Jeffrey Plac	RG1 7AY	Prospect Estate Agency - Reading	Flat	1	160000	48		0	51.45917	https://propertydata.co.uk/property/o/8343607
Oxford Roa	RG1 7LB	Northwood, Reading	Flat	1	160000	4		0	51.45547	https://propertydata.co.uk/property/r/78519972
Castle Hill,	RG1 7RW	Parkers Estate Agents	Flat	1	160000	6		0	51.45198	https://propertydata.co.uk/property/z/57754401
Castle Hill,	RG1 7RW	Parkers - Reading	Flat	1	160000	3		0	51.45198	https://propertydata.co.uk/property/o/10017042
Kings Road	RG1 4NH	Prospect Estate Agency, Reading	Flat	1	160000	4		0	51.4536	https://propertydata.co.uk/property/r/108743765
Castle										

Reading, B RG30 2UH	Chancellors - Reading Sales	Flat	1	155000	131	1	51.45449	-0.99599	https://propertydata.co.uk/property/o/9888251
Turnberry I RG1 4PZ	Prospect Estate Agency - Reading	Flat	1	155000	153	1	51.45244	-0.95394	https://propertydata.co.uk/property/o/9863098
Oxford Hou RG1 7AA	Prospect Reading	Flat	1	160000	31	0	51.45558	-0.976944	https://propertydata.co.uk/property/z/58502231
Josephine I RG30 2AS	Romans, Tilehurst	Flat	1	155000	118	1	51.45004	-0.994601	https://propertydata.co.uk/property/r/88597399
Jeffrey Plac RG1 7AY	Prospect Reading	Flat	1	160000	46	0	51.45913	-0.977714	https://propertydata.co.uk/property/z/54141802
Chapel Cou RG1 4QP	Prospect Estate Agency, Reading	Flat	1	170000	96	1	51.45217	-0.967208	https://propertydata.co.uk/property/r/75902895
Castle Hill, RG1 7RW	Prospect Estate Agency, Reading	Flat	1	170000	30	0	51.45186	-0.980158	https://propertydata.co.uk/property/r/106617464
Hunters W RG1 2NH	Prospect Estate Agency - Reading	Flat	1	117000	48	1	51.44932	-0.97401	https://propertydata.co.uk/property/o/9695269
Reading, B RG1 7HW	Chancellors - Reading Sales	Flat	1	175000	26	0	51.45869	-0.9779	https://propertydata.co.uk/property/o/10209354
High Street RG1 2EA	AH Lansley Residential, Reading	Flat	1	175000	2	0	51.45514	-0.96904	https://propertydata.co.uk/property/r/108852824
Baker Stree RG1 7XY	Martyn Russell Property Services, Reading	Flat	1	159950	14	0	51.45317	-0.984417	https://propertydata.co.uk/property/r/108075404
Reading, B RG2 0DJ	Chancellors - Reading Sales	Flat	1	175000	27	0	51.446	-0.971	https://propertydata.co.uk/property/o/10121008
High Street RG1 2HB	Lansley Property Agents	Flat	1	175000	1	0	51.4549	-0.969421	https://propertydata.co.uk/property/z/58907003
Newark Str RG1 2SR	Nicholas Estate Agents - Caversham	Flat	1	175000	1	0	51.44976	-0.96799	https://propertydata.co.uk/property/o/10502971
Reading, Br RG1 7HW	Chancellors - Reading	Flat	1	175000	25	0	51.4587	-0.977899	https://propertydata.co.uk/property/z/58430129
Lynden Me RG2 0AT	Romans - Reading	Flat	1	175000	19	1	51.44639	-0.971465	https://propertydata.co.uk/property/z/57683653
Pennyroyal RG1 6HE	Parkers Estate Agents, Reading	Flat	1	175000	87	1	51.44839	-0.976871	https://propertydata.co.uk/property/r/104334725
Oxford Roa RG30 1AU	Prospect Estate Agency - Reading	Flat	1	140000	112	1	51.45578	-0.99198	https://propertydata.co.uk/property/o/9950401
Reading, Br RG2 0DJ	Chancellors, Reading	Flat	1	175000	29	0	51.446	-0.971	https://propertydata.co.uk/property/r/89951671
Southcote RG30 2EN	Masons, Caversham	Flat	1	139950	150	1	51.4495	-0.993687	https://propertydata.co.uk/property/r/77209650
Valentia Rc RG30 1DL	Yopa, South East	Flat	1	137500	64	1	51.45711	-0.995405	https://propertydata.co.uk/property/r/74183418
Malcolm Pl RG1 7AX	Winkworth, Reading	Flat	1	135000	33	1	51.45914	-0.977341	https://propertydata.co.uk/property/r/72417786
Reading, Br RG1 7HW	Chancellors, Reading	Flat	1	175000	28	0	51.4587	-0.977899	https://propertydata.co.uk/property/r/91143544
Malcolm Pl RG1 7AX	Winkworth - Reading	Flat	1	135000	31	1	51.45914	-0.97734	https://propertydata.co.uk/property/o/9068522
Newark Str RG1 2SR	Nicholas Estate Agents & NEA Lettings	Flat	1	175000	1	0	51.44967	-0.967903	https://propertydata.co.uk/property/z/58770021
Newark Str RG1 2SR	Nicholas Estate Agents, Caversham	Flat	1	175000	2	0	51.44967	-0.967903	https://propertydata.co.uk/property/r/107991449
Lynden Me RG2 0AT	Romans, Reading	Flat	1	175000	19	1	51.44639	-0.971465	https://propertydata.co.uk/property/r/102805736
Reading, Br RG2 0DJ	Chancellors - Reading	Flat	1	175000	29	0	51.446	-0.971	https://propertydata.co.uk/property/z/58046092
Pennyroyal RG1 6HE	Parkers Estate Agents	Flat	1	175000	85	1	51.44839	-0.976871	https://propertydata.co.uk/property/z/55765076
Castle Cres RG1 6AQ	Prospect Estate Agency, Reading	Flat	1	170000	69	1	51.44967	-0.981394	https://propertydata.co.uk/property/r/78545097
Cherwell Ci RG1 7NB	Parkers Estate Agents	Flat	1	150000	61	0	51.45589	-0.983105	https://propertydata.co.uk/property/z/56841164
Tilehurst R RG1 7TP	Prospect Reading	Flat	1	170000	46	0	51.45221	-0.989367	https://propertydata.co.uk/property/z/51882356
Chapel Cou RG1 4QP	Prospect Estate Agency - Reading	Flat	1	170000	98	1	51.45217	-0.96721	https://propertydata.co.uk/property/o/9717008
Berkeley Cr RG1 6LH	Romans, Reading	Flat	1	170000	26	0	51.45035	-0.983753	https://propertydata.co.uk/property/r/104103506
Castle Hill, RG1 7RW	Prospect Estate Agency - Reading	Flat	1	170000	32	0	51.45186	-0.98016	https://propertydata.co.uk/property/o/10383966
Castle Cres RG1 6AQ	Prospect Estate Agency - Reading	Flat	1	170000	71	1	51.44967	-0.98139	https://propertydata.co.uk/property/o/10066850
Castle Cres RG1 6AQ	Prospect Reading	Flat	1	170000	66	1	51.44947	-0.9817	https://propertydata.co.uk/property/z/57859779
Castle Hill, RG1 7RW	Prospect Reading	Flat	1	170000	29	0	51.45186	-0.980179	https://propertydata.co.uk/property/z/58544018
Prince of V RG30 2UH	Parkers Estate Agents, Reading	Flat	1	150000	62	1	51.45447	-0.996121	https://propertydata.co.uk/property/r/90074260
London Ro. RG1 5AS	Parkers - Reading	Flat	1	170000	132	1	51.45185	-0.9561	https://propertydata.co.uk/property/o/9950524
Prince of V RG30 2UH	Parkers - Reading	Flat	1	150000	62	1	51.45447	-0.99612	https://propertydata.co.uk/property/o/10170564
Dale Road, RG2 0AT	Romans - Reading	Flat	1	145000	34	1	51.44639	-0.97148	https://propertydata.co.uk/property/z/57533340
George Stri RG1 7NP	Reading Estate Agent - Reading	Flat	1	145000	132	1	51.45684	-0.98559	https://propertydata.co.uk/property/o/7729684
George Stri RG1 7NP	Prospect Estate Agency, Reading	Flat	1	170000	83	0	51.45688	-0.985594	https://propertydata.co.uk/property/r/103918175
Franklin Str RG1 7LN	Martyn Russell Property Services - Reading	Flat	1	145000	36	0	51.45387	-0.9835	https://propertydata.co.uk/property/o/8221624
Dale Road, RG2 0AT	Romans, Reading	Flat	1	145000	35	1	51.44635	-0.97154	https://propertydata.co.uk/property/r/102289247
George Stri RG1 7NP	Prospect Reading	Flat	1	170000	79	0	51.45684	-0.985609	https://propertydata.co.uk/property/z/57946735
London Ro. RG1 5BY	Vanderpump Property Agents, Tilehurst	Flat	1	173500	47	0	51.45216	-0.954803	https://propertydata.co.uk/property/r/106239209
George Stri RG1 7NP	Reading Estate Agent, Reading	Flat	1	145000	129	1	51.45684	-0.985588	https://propertydata.co.uk/property/r/88860244
George Stri RG1 7NP	Reading Estate Agent	Flat	1	145000	20	1	51.45684	-0.985588	https://propertydata.co.uk/property/z/52968398
Muirfield C RG1 4PW	Parkers - Reading	Flat	1	160000	98	1	51.45245	-0.95323	https://propertydata.co.uk/property/o/9962565
Projection RG1 1EG	Prospect Estate Agency, Reading	Flat	1	215000	49	0	51.45732	-0.973062	https://propertydata.co.uk/property/r/105176936
All Saints G RG1 7TS	Prospect Estate Agency, Reading	Flat	1	190000	127	1	51.45231	-0.989978	https://propertydata.co.uk/property/r/76444089
Reading, B RG2 0BB	Chancellors - Reading Sales	Flat	1	230000	100	1	51.446	-0.967	https://propertydata.co.uk/property/o/10081913
New Bright RG1 6QQ	Parkers Estate Agents	Flat	1	230000	5	0	51.45097	-0.97509	https://propertydata.co.uk/property/z/58468164
Kenavon D RG1 3DG	Berkeley Homes (Oxford and Chiltern) Ltd	Flat	1	312000	12	0	51.45613	-0.95908	https://propertydata.co.uk/property/r/108187799
Reading, Br RG2 0BB	Chancellors, Reading	Flat	1	230000	96	1	51.446	-0.967	https://propertydata.co.uk/property/r/89694589
New Bright RG1 6QQ	Parkers Estate Agents, Reading	Flat	1	230000	10	0	51.45097	-0.97509	https://propertydata.co.uk/property/r/106294022
The Dukest RG1 4RY	Savills New Homes, Reading New Homes	Flat	1	309000	84	0	51.45473	-0.968847	https://propertydata.co.uk/property/r/104507942
Bakers Yarr RG1 3ES	Hunter Realty	Flat	1	307500	117	0	51.45522	-0.961638	https://propertydata.co.uk/property/z/57715865
Verto Build RG1 3BY	Henry Wiltshire	Flat	1	302000	477	0	51.45475	-0.963621	https://propertydata.co.uk/property/z/48808787
St Marys H RG1 5BW	Winkworth, Reading	Flat	1	300000	310	1	51.45123	-0.961953	https://propertydata.co.uk/property/r/95956946
New Bright RG1 6QQ	Parkers - Reading	Flat	1	230000	7	0	51.45097	-0.97509	https://propertydata.co.uk/property/o/10355683
London Str RG1 4SJ	Northwood - Reading	Flat	1	229950	39	1	51.45137	-0.967885	https://propertydata.co.uk/property/z/58542376
Wesley Gai RG1 4BW	Prospect Estate Agency - New Homes	Flat	1	235000	2	0	51.45346	-0.96247	https://propertydata.co.uk/property/o/9867754
Kings Road RG1 4FL	AH Lansley Residential, Reading	Flat	1	235000	49	0	51.45311	-0.95368	https://propertydata.co.uk/property/r/106222277
Simmonds RG1 6QF	Winkworth - Reading	Flat	1	235000	163	1	51.45238	-0.97385	https://propertydata.co.uk/property/o/9817793
Wesley Gai RG1 4BW	Prospect Estate Agency, New Homes	Flat	1	235000	2	0	51.45347	-0.962473	https://propertydata.co.uk/property/r/108881957
Kings Road RG1 4FL	Lansley Property Agents	Flat	1	235000	48	0	51.45313	-0.953527	https://propertydata.co.uk/property/z/58451749
23-25 Castl RG1 7RY	Jon Rosi Management Estate & Letting Agents - Reading	Flat	1	239950	140	1	51.45324	-0.97507	https://propertydata.co.uk/property/o/9730308
London Str RG1 4SJ	Northwood, Reading	Flat	1	229950	40	1	51.45135	-0.96797	https://propertydata.co.uk/property/r/106607588
Castle Hill, RG1 7RP	Strike	Flat	1	225000	117	1	51.45167	-0.981709	https://propertydata.co.uk/property/z/57746313
23-25 Castl RG1 7RY	Jon Rosi Management, Reading	Flat	1	239950	142	1	51.45323	-0.97501	https://propertydata.co.uk/property/r/87439222
Maltings Pl RG1 6QG	Parkers Estate Agents, Reading	Flat	1	225000	19	0	51.45268	-0.974671	https://propertydata.co.uk/property/r/106538219
Kennet Wa RG1 3GF	Purplebricks, Head Office	Flat	1	220000	4	0	51.45636	-0.956258	https://propertydata.co.uk/property/z/58889526
30 Garrard RG1 1NR	Carson & Co. - Maidenhead Sales	Flat	1	220000	92	0	51.45767	-0.97304	https://propertydata.co.uk/property/z/55441640
Swan Place RG1 6QD	Romans, Reading	Flat	1	220000	133	1	51.45227	-0.974488	https://propertydata.co.uk/property/r/77549811
Blenheim T RG1 7ST	Winkworth - Reading	Flat	1	225000	22	0	51.45163	-0.97882	https://propertydata.co.uk/property/o/10483142
South Stree RG1 4RA	Masons, Caversham	Flat	1	190000	69	1	51.45291	-0.963195	https://propertydata.co.uk/property/r/74136018
Wesley Gai RG1 4BW	Prospect Estate Agency, New Homes	Flat	1	225000	76	1	51.45347	-0.962473	https://propertydata.co.uk/property/r/90259366
Wesley Gai RG1 4BW	Prospect Estate Agency, New Homes	Flat	1	225000	75	1	51.45347	-0.962473	https://propertydata.co.uk/property/r/79045692
Quadrant C RG1 2GU	Prospect Estate Agency, Reading	Flat	1	225000	36	0	51.4502	-0.966394	https://propertydata.co.uk/property/r/79758654
Kenavon D RG1 3DG	Berkeley Homes (Oxford and Chiltern) Ltd	Flat	1	315000	63	0	51.45613	-0.95908	https://propertydata.co.uk/property/r/105494357
Albion Terr RG1 5BG	Romans - Reading	Flat	1	225000	85	1	51.45135	-0.962633	https://propertydata.co.uk/property/z/58066212
Maltings Pl RG1 6QG	Parkers - Reading	Flat	1	225000	22	0	51.45268	-0.97467	https://propertydata.co.uk/property/o/10373309
Quadrant C RG1 2GU	Prospect Reading	Flat	1	225000	33	0	51.45012	-0.966373	https://propertydata.co.uk/property/z/58348515
Quadrant C RG1 2GU	Prospect Estate Agency - Reading	Flat	1	225000	33	0	51.4502	-0.96639	https://propertydata.co.uk/property/o/10298497
Wesley Gai RG1 4BW	Prospect Estate Agency - New Homes	Flat	1	225000	52	0	51.45346	-0.96247	https://propertydata.co.uk/property/o/10333260
New Bright RG1 2ND	Haslams Estate Agents, Reading	Flat	1	225000	125	1	51.45047	-0.973596	https://propertydata.co.uk/property/r/102686744
Blenheim T RG1 7ST	Winkworth, Reading	Flat	1	225000	20	0	51.45163	-0.978815	https://propertydata.co.uk/property/r/107716544
Blenheim T RG1 7ST	Winkworth - Reading	Flat	1	225000	20	0	51.45163	-0.978802	https://propertydata.co

The Willow RG4 8BZ	Farmer & Dyer, Caversham	Flat	1	255000	42	1	51.46531	-0.971694	https://propertydata.co.uk/property/r/73175052
The Willow RG4 8BZ	Farmer & Dyer - Reading	Flat	1	255000	44	1	51.46531	-0.97169	https://propertydata.co.uk/property/o/9264919
Berkeley A RG1 6FF	Haslams Estate Agents, Reading	Flat	1	279950	79	1	51.44786	-0.974061	https://propertydata.co.uk/property/r/104716112
Berkeley A RG1 6FF	Haslams Estate Agents - Reading	Flat	1	279950	81	1	51.44786	-0.97406	https://propertydata.co.uk/property/o/10197992
Silver Stree RG1 2SN	Haslams Estate Agents - Reading	Flat	1	250000	11	0	51.44978	-0.96742	https://propertydata.co.uk/property/o/10524951
Southampt RG1 2BL	Lansley Property Agents	Flat	1	275000	73	1	51.4481	-0.967315	https://propertydata.co.uk/property/z/58157141
Abbotsme RG4 8BB	Walmsley Estate Agency, Caversham	Flat	1	259000	33	1	51.46682	-0.975239	https://propertydata.co.uk/property/r/100775474
The Forbur RG1 3EJ	Romans, Reading	Flat	1	260000	12	0	51.45617	-0.969257	https://propertydata.co.uk/property/r/108165551
Abbotsme RG4 8BB	Walmsley Estate Agency, Caversham	Flat	1	260000	79	1	51.46682	-0.975239	https://propertydata.co.uk/property/r/100775477
The Forbur RG1 3EJ	Romans - Reading	Flat	1	260000	11	0	51.45617	-0.969257	https://propertydata.co.uk/property/z/58803700
A Selection RG1 3FR	Henry Wiltshire International, Hayes	Flat	1	272500	222	0	51.45455	-0.962673	https://propertydata.co.uk/property/r/68131029
Broad Stre RG1 7QA	Henry Wiltshire	Flat	1	272500	496	0	51.45481	-0.975896	https://propertydata.co.uk/property/z/54172096
Discovery I RG1 3ES	Hunter Realty	Flat	1	265000	117	0	51.45522	-0.961638	https://propertydata.co.uk/property/z/57715866
Southampt RG1 2BL	Lansley Property Agents	Flat	1	250000	73	0	51.4481	-0.967315	https://propertydata.co.uk/property/z/58157135
Mayflower RG1 3AJ	Winkworth - Reading	Flat	1	250000	21	0	51.45445	-0.967427	https://propertydata.co.uk/property/z/58672996
Wesley Gai RG1 4BW	Prospect Estate Agency, New Homes	Flat	1	240000	0	0	51.45347	-0.962473	https://propertydata.co.uk/property/r/108965453
Southern H RG1 5ES	Parkers Estate Agents, Reading	Flat	1	240000	4	0	51.44409	-0.956719	https://propertydata.co.uk/property/r/108687857
Reading, B RG1 6FG	Chancellors - Reading Sales	Flat	1	240000	80	0	51.45044	-0.99173	https://propertydata.co.uk/property/o/10197398
Reading, Br RG1 6FG	Chancellors, Reading	Flat	1	240000	71	0	51.45044	-0.991725	https://propertydata.co.uk/property/r/90451360
Kendrick R RG1 5DN	Romans - Reading	Flat	1	240000	20	1	51.44882	-0.964575	https://propertydata.co.uk/property/z/58723536
Kings Road RG1 4NN	Bettermove	Flat	1	240000	56	0	51.45359	-0.958379	https://propertydata.co.uk/property/z/57608742
New Bright RG1 6QQ	Romans - Reading	Flat	1	240000	31	0	51.45097	-0.975104	https://propertydata.co.uk/property/z/58632334
Southern H RG1 5ES	Parkers Estate Agents	Flat	1	240000	4	0	51.44409	-0.956719	https://propertydata.co.uk/property/z/58884701
Kenavon D RG1 3DG	Berkeley Homes (Oxford and Chiltern) Ltd	Flat	1	299000	125	0	51.45613	-0.95908	https://propertydata.co.uk/property/r/102796916
Kings Road RG1 4NN	Bettermove, Nationwide	Flat	1	240000	57	0	51.45359	-0.958359	https://propertydata.co.uk/property/r/77614392
New Bright RG1 6QQ	Romans, Reading	Flat	1	240000	30	0	51.45097	-0.97518	https://propertydata.co.uk/property/r/107108378
London Ro RG1 5AG	Winkworth, Reading	Flat	1	285000	44	1	51.45099	-0.962525	https://propertydata.co.uk/property/r/79320927
Southern H RG1 5ES	Parkers - Reading	Flat	1	240000	6	0	51.4441	-0.95672	https://propertydata.co.uk/property/o/10556996
Kendrick R RG1 5DN	Romans, Reading	Flat	1	240000	22	1	51.44882	-0.964575	https://propertydata.co.uk/property/r/107675141
Wesley Gai RG1 4BW	Prospect Estate Agency - New Homes	Flat	1	245000	2	0	51.45346	-0.96247	https://propertydata.co.uk/property/o/10573492
Wesley Gai RG1 4BW	Prospect Estate Agency, New Homes	Flat	1	245000	0	0	51.45347	-0.962473	https://propertydata.co.uk/property/r/108965456
Mayflower RG1 3AJ	Winkworth, Reading	Flat	1	250000	22	0	51.45438	-0.967411	https://propertydata.co.uk/property/z/107334899
Silver Stree RG1 2SN	Haslams Estate Agents, Reading	Flat	1	250000	10	0	51.44978	-0.967423	https://propertydata.co.uk/property/r/108310865
London Ro RG1 5AG	Winkworth - Reading	Flat	1	285000	41	1	51.45092	-0.962441	https://propertydata.co.uk/property/z/58179386
London Ro RG1 5AG	Winkworth - Reading	Flat	1	285000	43	1	51.45098	-0.96253	https://propertydata.co.uk/property/o/10220374
Southampt RG1 2BL	AH Lansley Residential, Reading	Flat	1	250000	76	0	51.44802	-0.96747	https://propertydata.co.uk/property/r/104831912
Queens Ro RG1 4AU	Parkers - Reading	Flat	1	220000	66	0	51.45316	-0.96575	https://propertydata.co.uk/property/o/10266253
Maltings Pl RG1 6QG	Parkers Estate Agents	Flat	1	225000	21	0	51.45268	-0.974671	https://propertydata.co.uk/property/z/58521574
Garrard Str RG1 1NR	Prospect Reading	Flat	1	220000	73	0	51.45767	-0.97304	https://propertydata.co.uk/property/z/58177135
Lesley Coui RG30 2AT	Masons, Caversham	Flat	1	200000	37	1	51.44954	-0.995018	https://propertydata.co.uk/property/r/80252916
Reading, B RG1 1LX	Chancellors - Reading Sales	Flat	1	199950	16	0	51.45783	-0.97249	https://propertydata.co.uk/property/o/8806653
Reading, Br RG1 1LX	Chancellors, Reading	Flat	1	199950	12	0	51.45783	-0.972493	https://propertydata.co.uk/property/r/81764761
Reading, R RG1 8AU	Chancellors, Reading	Flat	1	199950	28	0	51.463	-0.976	https://propertydata.co.uk/property/r/105858491
Caversham RG1 8BY	Farmer & Dyer, Caversham	Flat	1	199950	117	1	51.46461	-0.979017	https://propertydata.co.uk/property/r/77133462
Reading, R RG1 8AU	Chancellors - Reading	Flat	1	199950	26	0	51.463	-0.976	https://propertydata.co.uk/property/z/58371491
Reading, Br RG1 1LX	Chancellors - Reading	Flat	1	199950	11	0	51.45783	-0.972493	https://propertydata.co.uk/property/z/55413539
Caversham RG1 8BY	Farmer & Dyer - Reading	Flat	1	199950	119	1	51.46461	-0.97902	https://propertydata.co.uk/property/o/9855105
Hewitt, 40 RG1 7LS	Winkworth, Reading	Flat	1	200000	28	0	51.45623	-0.978719	https://propertydata.co.uk/property/r/107209319
Royal Cour RG1 4AE	Prospect Estate Agency - Reading	Flat	1	200000	133	0	51.45444	-0.96066	https://propertydata.co.uk/property/o/8343594
Prospect St RG1 7YG	Lansley Property Agents	Flat	1	199000	23	0	51.4542	-0.986708	https://propertydata.co.uk/property/z/58697111
Royal Cour RG1 4AE	Prospect Estate Agency, Reading	Flat	1	200000	133	0	51.45444	-0.960664	https://propertydata.co.uk/property/r/77618568
Weldale St RG1 7BX	Prospect Estate Agency - Reading	Flat	1	200000	57	1	51.45765	-0.97916	https://propertydata.co.uk/property/o/8931315
Western El RG30 2BP	Sansome & George Residential Sales Ltd, Tilehurst	Flat	1	200000	24	1	51.45272	-0.992865	https://propertydata.co.uk/property/r/91090699
Weldale St RG1 7BX	Prospect Estate Agency, Reading	Flat	1	200000	56	1	51.45765	-0.979155	https://propertydata.co.uk/property/r/79787991
Wesley Gai RG1 4BW	Prospect Estate Agency - New Homes	Flat	1	200000	52	0	51.45346	-0.96247	https://propertydata.co.uk/property/o/10330007
Cheapside, RG1 7AB	Romans - Reading	Flat	1	200000	111	1	51.45591	-0.977642	https://propertydata.co.uk/property/z/57381443
Garrard Str RG1 1ED	Prospect Estate Agency - Reading	Flat	1	220000	78	0	51.45767	-0.97302	https://propertydata.co.uk/property/o/10220568
Goldsmid F RG1 7JY	Prospect Estate Agency, Reading	Flat	1	200000	17	0	51.45478	-0.984441	https://propertydata.co.uk/property/r/106828556
Reading, R RG1 8AU	Chancellors - Reading Sales	Flat	1	199950	27	0	51.463	-0.976	https://propertydata.co.uk/property/o/10259300
Sign Writer RG1 7YG	AH Lansley Residential, Reading	Flat	1	199000	24	0	51.45448	-0.98647	https://propertydata.co.uk/property/r/107522216
Hermitage, RG1 7AU	Romans, Reading	Flat	1	200000	56	0	51.45637	-0.979437	https://propertydata.co.uk/property/r/79777965
Basildon H RG1 2QN	Prospect Estate Agency - Reading	Flat	1	190000	149	1	51.44806	-0.968	https://propertydata.co.uk/property/o/9210150
48 Wensley RG1 6DJ	Purplebricks, Head Office	Flat	1	190000	31	0	51.44608	-0.983934	https://propertydata.co.uk/property/z/50884855
Coley Hill, I RG1 6AE	Prospect Estate Agency - Reading	Flat	1	190000	49	0	51.45066	-0.98025	https://propertydata.co.uk/property/o/10206495
Mansfield I RG1 6AL	Yopa, South East	Flat	1	190000	31	0	51.44853	-0.981821	https://propertydata.co.uk/property/r/78762066
Basildon H RG1 2QN	Prospect Estate Agency, Reading	Flat	1	190000	149	1	51.44806	-0.967999	https://propertydata.co.uk/property/r/72940962
Russell Stre RG1 7XD	Romans, Reading	Flat	1	190000	62	1	51.45395	-0.982385	https://propertydata.co.uk/property/r/105492350
Kennet Str RG1 4AQ	Prospect Estate Agency, Reading	Flat	1	190000	81	1	51.45386	-0.960924	https://propertydata.co.uk/property/r/78663864
48 Wensley RG1 6DJ	Purplebricks, covering Reading	Flat	1	190000	30	0	51.44608	-0.983912	https://propertydata.co.uk/property/r/107120684
Coley Hill, I RG1 6AE	Prospect Estate Agency, Reading	Flat	1	190000	49	0	51.45067	-0.980249	https://propertydata.co.uk/property/r/79246917
Kennet Str RG1 4AQ	Prospect Estate Agency - Reading	Flat	1	190000	80	1	51.45386	-0.96092	https://propertydata.co.uk/property/o/10102102
Mansfield I RG1 6AL	Prospect Estate Agency - Reading	Flat	1	195000	35	0	51.44853	-0.9818	https://propertydata.co.uk/property/o/10245569
Oxford Ho RG1 7LA	Prospect Estate Agency - Reading	Flat	1	195000	150	1	51.4557	-0.97685	https://propertydata.co.uk/property/o/9458080
Mansfield I RG1 6AL	Prospect Estate Agency, Reading	Flat	1	195000	33	0	51.44853	-0.9818	https://propertydata.co.uk/property/r/106899740
Prospect St RG1 7YG	Lansley Property Agents	Flat	1	195000	23	0	51.4542	-0.986708	https://propertydata.co.uk/property/z/58697184
Sign Writer RG1 7YG	AH Lansley Residential, Reading	Flat	1	195000	24	0	51.45448	-0.98647	https://propertydata.co.uk/property/r/107522315
Oxford Ho RG1 7LA	Prospect Estate Agency, Reading	Flat	1	195000	147	1	51.4557	-0.976847	https://propertydata.co.uk/property/r/74279040
Hewitt, 40 RG1 7LS	Winkworth - Reading	Flat	1	200000	30	0	51.45623	-0.97872	https://propertydata.co.uk/property/o/8394166
Lesley Cour RG30 2EN	Davis Tate, Reading	Flat	1	200000	39	0	51.44903	-0.993533	https://propertydata.co.uk/property/r/80114919
Kennet Wa RG1 3GG	The Flatman Partnership, Reading	Flat	1	200000	136	1	51.45657	-0.955165	https://propertydata.co.uk/property/r/102332105
Oscar Wild RG1 3FG	Arins, Lower Earley	Flat	1	215000	57	0	51.45739	-0.956833	https://propertydata.co.uk/property/r/90105433
Projection RG1 1EG	Prospect Estate Agency - Reading	Flat	1	215000	47	0	51.45732	-0.97306	https://propertydata.co.uk/property/o/9135956
The Duke St RG1 4RY	Savills New Homes, Reading New Homes	Flat	1	215000	84	0	51.45473	-0.968847	https://propertydata.co.uk/property/r/104507939
Royal Cour RG1 4AE	Prospect Reading	Flat	1	200000	129	0	51.45446	-0.960734	https://propertydata.co.uk/property/z/52984141
London Ro RG1 5AS	Martin & Co Reading	Flat	1	215000	236	0	51.4517	-0.955908	https://propertydata.co.uk/property/z/56360765
Kennet Wa RG1 3GH	Davis Tate, Reading	Flat	1	215000	79	1	51.45611	-0.953634	https://propertydata.co.uk/property/r/104614664
New Bright RG1 6QQ	Parkers - Reading	Flat	1	215000	63	0	51.45097	-0.97508	https://propertydata.co.uk/property/o/10190888
Oxford Roa RG1 7LB	Doorsteps.co.uk, National	Flat	1	219000	287	0	51.45548	-0.976378	https://propertydata.co.uk/property/z/48591820
Projection RG1 1ET	Prospect Reading	Flat	1	215000	46	0	51.45734	-0.973234	https://propertydata.co.uk/property/z/51882333
Bath Road, RG1 6PG	Hunters - Reading	Flat	1	220000	228	1	51.44932	-0.99103	https://propertydata.co.uk/property/o/8121368
Garrard Str RG1 1ED	Prospect Estate Agency, Reading	Flat	1	220000	75	0	51.45767	-0.97301	

10 Coley A	RG1 6LQ	Purplebricks, Head Office	Flat	1	200000	885	0	51.44915	-0.984312	https://propertydata.co.uk/property/z/49053546
Waterloo F	RG2 0LW	Romans - Reading	Flat	1	200000	28	0	51.44147	-0.969101	https://propertydata.co.uk/property/z/58673363
Weldale St	RG1 7BX	Prospect Reading	Flat	1	200000	56	1	51.45767	-0.979243	https://propertydata.co.uk/property/z/55540772
Hewitt, 40	RG1 7LS	Winkworth - Reading	Flat	1	200000	29	0	51.45627	-0.979001	https://propertydata.co.uk/property/z/54388015
Waterloo F	RG2 0LW	Romans, Reading	Flat	1	200000	26	0	51.44147	-0.969101	https://propertydata.co.uk/property/r/107350403
Goldsmid F	RG1 7YB	Prospect Reading	Flat	1	200000	20	0	51.45447	-0.98487	https://propertydata.co.uk/property/z/56465714
Goldsmid F	RG1 7JY	Prospect Estate Agency - Reading	Flat	1	200000	21	0	51.45478	-0.98444	https://propertydata.co.uk/property/o/9389090
Cheapside,	RG1 7AB	Romans, Reading	Flat	1	200000	112	1	51.45591	-0.977642	https://propertydata.co.uk/property/r/77062944
Kennet Wa	RG1 3GF	Purplebricks, covering Reading	Flat	1	210000	61	1	51.45636	-0.956237	https://propertydata.co.uk/property/r/79683243
Lesley Coui	RG30 2AT	Davis Tate - Reading	Flat	1	200000	38	0	51.44954	-0.995039	https://propertydata.co.uk/property/z/58564100
Reading, Br	RG1 6NJ	Chancellors, Reading	Flat	1	65000	44	0	51.451	-0.988	https://propertydata.co.uk/property/r/106354181
Wesley Gai	RG1 4BW	Prospect Estate Agency - New Homes	Flat	1	205000	52	0	51.45346	-0.96247	https://propertydata.co.uk/property/o/10330022
The Chatha	RG1 7BJ	Prospect Reading	Flat	1	210000	8	0	51.45738	-0.978271	https://propertydata.co.uk/property/z/55967440
New Bright	RG1 6QQ	Winkworth, Reading	Flat	1	210000	112	1	51.45097	-0.975104	https://propertydata.co.uk/property/r/78214344
30 Garrard	RG1 1ED	Purplebricks, covering Reading	Flat	1	210000	0	0	51.45767	-0.973018	https://propertydata.co.uk/property/r/109065326
The Chatha	RG1 7BJ	Prospect Estate Agency - Reading	Flat	1	210000	9	0	51.45742	-0.97826	https://propertydata.co.uk/property/o/9143644
Johannes C	RG30 2EW	Prospect Estate Agency, Reading	Flat	1	200000	210	1	51.45112	-0.994042	https://propertydata.co.uk/property/r/75330213
					196371					
Elliot's Way	RG4 8BW	Haslams Estate Agents	Flat	2	290000	66	1	51.46507	-0.969577	https://propertydata.co.uk/property/z/58234298
Kennet Stri	RG1 4DA	Winkworth, Reading	Flat	2	300000	4	0	51.45418	-0.960545	https://propertydata.co.uk/property/r/108738314
The Meridi	RG1 3EQ	Davis Tate, Reading	Flat	2	290000	30	0	51.4557	-0.95753	https://propertydata.co.uk/property/r/107192873
Silver Stree	RG1 2SJ	Romans - Reading	Flat	2	290000	41	0	51.44935	-0.966664	https://propertydata.co.uk/property/z/58019014
The Meridi	RG1 3DG	Davis Tate - Reading	Flat	2	300000	85	1	51.4562	-0.95904	https://propertydata.co.uk/property/z/58076208
Reading, R	RG1 8AU	Chancellors - Reading Sales	Flat	2	300000	57	0	51.463	-0.976	https://propertydata.co.uk/property/o/10259303
Luscinia Vi	RG1 8AQ	Parkers - Reading	Flat	2	294950	58	0	51.45905	-0.95821	https://propertydata.co.uk/property/o/103900138
Elliot's Way	RG4 8ET	Haslams Estate Agents, Reading	Flat	2	290000	67	1	51.46457	-0.968068	https://propertydata.co.uk/property/r/105229454
Luscinia Vi	RG1 8AE	Walmsley Estate Agency	Flat	2	300000	25	0	51.45921	-0.958882	https://propertydata.co.uk/property/z/58693515
Silver Stree	RG1 2SJ	Romans, Reading	Flat	2	290000	40	0	51.44927	-0.96672	https://propertydata.co.uk/property/r/78904389
Elliot's Way	RG4 8ET	Haslams Estate Agents - Reading	Flat	2	290000	71	1	51.46457	-0.96807	https://propertydata.co.uk/property/o/10243788
Luscinia Vi	RG1 8AQ	Parkers Estate Agents	Flat	2	294950	58	0	51.45905	-0.958211	https://propertydata.co.uk/property/z/58349623
The Meridi	RG1 3DG	Davis Tate - Reading	Flat	2	290000	29	0	51.4562	-0.95904	https://propertydata.co.uk/property/z/58648815
Crown Plac	RG1 5AE	Romans, Reading	Flat	2	300000	141	1	51.44942	-0.96312	https://propertydata.co.uk/property/r/101370929
Kennet Stri	RG1 4AQ	Winkworth - Reading	Flat	2	300000	1	0	51.45399	-0.960961	https://propertydata.co.uk/property/z/58897231
Luscinia Vi	RG1 8AQ	Parkers Estate Agents, Reading	Flat	2	294950	57	0	51.45905	-0.958211	https://propertydata.co.uk/property/r/90891916
Napier Roa	RG1 8AF	Roger Platt - Lower Earley	Flat	2	300000	73	0	51.46012	-0.958044	https://propertydata.co.uk/property/z/58158383
Tamar Hou	RG1 1LG	Haslams Estate Agents, Reading	Flat	2	275000	55	1	51.45727	-0.972483	https://propertydata.co.uk/property/r/102797237
Berkeley Cr	RG1 6AG	Haslams Estate Agents, Reading	Flat	2	275000	87	0	51.44984	-0.98226	https://propertydata.co.uk/property/r/78899175
Castle Strei	RG1 7RY	Prospect Estate Agency, Reading	Flat	2	270000	49	1	51.45311	-0.975143	https://propertydata.co.uk/property/r/79246887
Castle Strei	RG1 7RY	Prospect Estate Agency, Reading	Flat	2	270000	49	1	51.45311	-0.975143	https://propertydata.co.uk/property/r/79246908
Castle Strei	RG1 7RY	Prospect Estate Agency, Reading	Flat	2	270000	49	1	51.45311	-0.975143	https://propertydata.co.uk/property/r/79246938
Elliot's Way	RG4 8BW	Romans - Caversham	Flat	2	275000	23	0	51.46509	-0.969562	https://propertydata.co.uk/property/z/58698293
Talbot Hou	RG1 7SN	Haslams Estate Agents	Flat	2	275000	41	0	51.45223	-0.976817	https://propertydata.co.uk/property/z/54614352
The Meridi	RG1 3EQ	Romans - Reading	Flat	2	275000	46	1	51.4559	-0.958706	https://propertydata.co.uk/property/z/56576162
Luscinia Vi	RG1 8AB	Winkworth - Reading	Flat	2	275000	41	1	51.45981	-0.95935	https://propertydata.co.uk/property/o/10197080
The Meridi	RG1 3EQ	Romans, Reading	Flat	2	275000	50	1	51.4559	-0.958706	https://propertydata.co.uk/property/r/98369189
Castle Strei	RG1 7SB	Prospect Reading	Flat	2	270000	46	1	51.4534	-0.974575	https://propertydata.co.uk/property/z/51870621
Regent Cou	RG1 7HW	EweMove, Covering South East England	Flat	2	275000	36	0	51.4587	-0.977369	https://propertydata.co.uk/property/r/88603033
Talbot Hou	RG1 6QA	Haslams Estate Agents, Reading	Flat	2	275000	42	0	51.45172	-0.97531	https://propertydata.co.uk/property/r/106430714
Luscinia Vi	RG1 8AB	Winkworth, Reading	Flat	2	275000	44	1	51.45981	-0.959353	https://propertydata.co.uk/property/r/79213224
Regent Cou	RG1 7HW	Ewemove Reading East	Flat	2	275000	36	0	51.4587	-0.977369	https://propertydata.co.uk/property/z/56895289
Tamar Hou	RG1 1LG	Haslams Estate Agents - Reading	Flat	2	275000	55	1	51.45727	-0.97248	https://propertydata.co.uk/property/o/9979315
Luscinia Vi	RG1 8AB	Winkworth - Reading	Flat	2	275000	41	1	51.4595	-0.95944	https://propertydata.co.uk/property/z/58131882
Talbot Hou	RG1 6QA	Haslams Estate Agents - Reading	Flat	2	275000	43	0	51.45173	-0.97531	https://propertydata.co.uk/property/o/8503221
New Bright	RG1 6QQ	Parkers Estate Agents, Reading	Flat	2	270000	42	0	51.4507	-0.975459	https://propertydata.co.uk/property/r/106386569
Castle Strei	RG1 7SB	Prospect Reading	Flat	2	270000	46	1	51.4534	-0.974575	https://propertydata.co.uk/property/z/52242065
Regent Cou	RG1 7HW	EweMove Sales & Lettings - Reading East	Flat	2	275000	22	0	51.4587	-0.97737	https://propertydata.co.uk/property/o/10474875
Castle Strei	RG1 7SB	Prospect Reading	Flat	2	270000	46	1	51.4534	-0.974575	https://propertydata.co.uk/property/z/55396731
Castle Strei	RG1 7RY	Prospect Estate Agency - Reading	Flat	2	270000	49	1	51.45311	-0.97514	https://propertydata.co.uk/property/o/8861333
Castle Strei	RG1 7RY	Prospect Estate Agency - Reading	Flat	2	270000	49	1	51.45311	-0.97514	https://propertydata.co.uk/property/o/8861322
New Bright	RG1 6QQ	Parkers - Reading	Flat	2	270000	188	0	51.4507	-0.97546	https://propertydata.co.uk/property/o/9757850
Castle Strei	RG1 7RY	Prospect Estate Agency - Reading	Flat	2	270000	49	1	51.45311	-0.97514	https://propertydata.co.uk/property/o/8861320
Silver Stree	RG1 2SU	Davis Tate - Reading	Flat	2	270000	1	0	51.44918	-0.966208	https://propertydata.co.uk/property/z/58903969
New Bright	RG1 6QQ	Parkers Estate Agents	Flat	2	270000	44	0	51.4507	-0.975459	https://propertydata.co.uk/property/z/56728400
Brechin Co	RG1 5DH	Davis Tate - Reading	Flat	2	270000	31	0	51.44932	-0.96478	https://propertydata.co.uk/property/z/58636408
New Bright	RG1 6QQ	Parkers Estate Agents, Reading	Flat	2	270000	15	0	51.4507	-0.975459	https://propertydata.co.uk/property/r/101049770
Brechin Co	RG1 5DU	Davis Tate, Reading	Flat	2	270000	30	0	51.44881	-0.963271	https://propertydata.co.uk/property/r/107071508
New Bright	RG1 6QQ	Parkers - Reading	Flat	2	270000	44	0	51.4507	-0.97546	https://propertydata.co.uk/property/o/9512024
Elliot's Way	RG4 8BW	Romans, Caversham	Flat	2	275000	24	0	51.46509	-0.969562	https://propertydata.co.uk/property/r/107531957
Tamar Hou	RG1 1LG	Haslams Estate Agents	Flat	2	275000	56	1	51.45719	-0.97246	https://propertydata.co.uk/property/z/57683102
Napier Roa	RG1 8AF	Romans, Reading	Flat	2	289950	110	1	51.46008	-0.95813	https://propertydata.co.uk/property/r/102582356
Abbotsmea	RG4 8BB	Masons, Caversham	Flat	2	282500	10	0	51.46682	-0.975239	https://propertydata.co.uk/property/r/103869680
London Ro	RG1 5AG	Strike	Flat	2	280000	79	1	51.45087	-0.962743	https://propertydata.co.uk/property/z/57890328
Reading, B	RG1 1PB	Chancellors - Reading Sales	Flat	2	280000	7	0	51.45824	-0.97628	https://propertydata.co.uk/property/o/10551255
Robert Parl	RG1 3FN	Parkers Estate Agents, Reading	Flat	2	285000	52	1	51.45735	-0.955448	https://propertydata.co.uk/property/r/105953786
Robert Parl	RG1 3FN	Parkers - Reading	Flat	2	285000	54	1	51.45735	-0.95545	https://propertydata.co.uk/property/o/10322178
Robert Parl	RG1 3FN	Parkers Estate Agents	Flat	2	285000	54	1	51.45735	-0.955448	https://propertydata.co.uk/property/z/58397366
London Ro	RG1 5AG	Strike, Nationwide	Flat	2	280000	76	1	51.45087	-0.962743	https://propertydata.co.uk/property/r/103711133
Kings Oak C	RG1 4PX	Romans, Reading	Flat	2	279950	146	1	51.45344	-0.965003	https://propertydata.co.uk/property/r/99917147
Luscinia Vi	RG1 8AB	Romans - Reading	Flat	2	279950	1	0	51.4595	-0.95944	https://propertydata.co.uk/property/z/58101629
Luscinia Vi	RG1 8AB	Romans, Reading	Flat	2	279950	5	0	51.45946	-0.95944	https://propertydata.co.uk/property/r/104565476
Reading, Br	RG1 1PB	Chancellors, Reading	Flat	2	280000	5	0	51.45824	-0.976275	https://propertydata.co.uk/property/r/108621158
Reading, Br	RG1 7AA	Chancellors, Reading	Flat	2	280000	33	0	51.455	-0.977	https://propertydata.co.uk/property/r/85217035
Reading, Br	RG1 4RA	Chancellors, Reading	Flat	2	280000	112	1	51.4529	-0.962699	https://propertydata.co.uk/property/r/88233145
Reading, Br	RG1 1PB	Chancellors - Reading	Flat	2	280000	5	0	51.45824	-0.976275	https://propertydata.co.uk/property/z/58874909
Reading, B	RG1 7AA	Chancellors - Reading Sales	Flat	2	280000	37	0	51.455	-0.977	https://propertydata.co.uk/property/o/9286180
Luscinia Vi	RG1 8AB	Davis Tate, Reading	Flat	2	280000	49	0	51.45945	-0.959437	https://propertydata.co.uk/property/r/106227197
Luscinia Vi	RG1 8AB	Davis Tate - Reading	Flat	2	280000	48	0	51.4595	-0.95944	https://propertydata.co.uk/property/z/58464283
Luscinia Vi	RG1 8AQ	Mgl Property Management - Mgl Property Ma	Flat	2	300000	566	0	51.45927	-0.95796	https://propertydata.co.uk/property

Kings Road RG1 4EJ	Parkers - Reading	Flat	2	365000	61	0	51.45412	-0.95879	https://propertydata.co.uk/property/o/10177289
London Str RG1 4SJ	Northwood, Reading	Flat	2	345000	20	0	51.45135	-0.96797	https://propertydata.co.uk/property/r/76771317
Katesgrove RG1 2NH	Prime Metro Properties - Baker Street	Flat	2	335000	153	0	51.44938	-0.97399	https://propertydata.co.uk/property/o/9864956
Fobney Str RG1 6BT	Lansley Property Agents	Flat	2	335000	66	1	51.4514	-0.973818	https://propertydata.co.uk/property/z/54944049
Luscinia Vi RG1 8AE	Walmsley Estate Agency, Caversham	Flat	2	340000	24	0	51.45951	-0.958622	https://propertydata.co.uk/property/r/104599229
Luscinia Vi RG1 8AE	Walmsley Estate Agency - Caversham	Flat	2	340000	24	0	51.45977	-0.95879	https://propertydata.co.uk/property/o/10193252
London Str RG1 4SJ	Northwood - Reading	Flat	2	345000	161	0	51.45137	-0.967885	https://propertydata.co.uk/property/z/57314853
Eldon Terr RG1 5BB	Davis Tate, Reading	Flat	2	350000	20	0	51.45239	-0.95559	https://propertydata.co.uk/property/r/107765408
Cadugan Pl RG1 5PN	Prospect Estate Agency - Reading	Flat	2	350000	35	1	51.44681	-0.95477	https://propertydata.co.uk/property/o/10415172
Cadugan Pl RG1 5PN	Prospect Estate Agency, Reading	Flat	2	350000	33	1	51.44681	-0.954772	https://propertydata.co.uk/property/r/106900943
Abbotsmead RG4 8BB	Walmsley Estate Agency	Flat	2	350000	38	1	51.46682	-0.975239	https://propertydata.co.uk/property/z/58558080
28 London RG1 5AG	Purplebricks, covering Reading	Flat	2	350000	0	0	51.45092	-0.96242	https://propertydata.co.uk/property/r/107830895
London Ro RG1 5AG	Prospect Estate Agency - Reading	Flat	2	350000	0	0	51.45092	-0.96242	https://propertydata.co.uk/property/o/10507976
Kings Road RG1 4EJ	Parkers Estate Agents, Reading	Flat	2	365000	62	0	51.45412	-0.958788	https://propertydata.co.uk/property/r/104508062
Eldon Lodg RG1 4NH	Winkworth, Reading	Flat	2	450000	112	0	51.45367	-0.959006	https://propertydata.co.uk/property/r/71980236
Kenavon D RG1 3DG	Berkeley Homes (Oxford and Chiltern) Ltd	Flat	2	430000	12	0	51.45613	-0.95908	https://propertydata.co.uk/property/r/108226778
Kenavon D RG1 3DG	Berkeley Homes (Oxford and Chiltern) Ltd	Flat	2	435000	12	0	51.45613	-0.95908	https://propertydata.co.uk/property/r/108226748
Brigham Rc RG1 8QS	Romans, Caversham	Flat	2	445000	125	0	51.46304	-0.973381	https://propertydata.co.uk/property/r/87061747
Brigham Rc RG1 8QS	Romans - Caversham	Flat	2	445000	123	0	51.46304	-0.973381	https://propertydata.co.uk/property/z/57027600
Eldon Lodg RG1 4NH	Winkworth - Reading	Flat	2	450000	111	0	51.45367	-0.95901	https://propertydata.co.uk/property/o/8957489
Regents Ri RG1 8QS	Winkworth - Reading	Flat	2	450000	73	1	51.46308	-0.972889	https://propertydata.co.uk/property/z/50489485
Nelson Me RG1 2SF	Prospect Reading	Flat	2	425000	79	0	51.45065	-0.968275	https://propertydata.co.uk/property/z/58112947
Eldon Lodg RG1 4NH	Winkworth - Reading	Flat	2	450000	111	0	51.4536	-0.959012	https://propertydata.co.uk/property/z/55587685
Regents Ri RG1 8QS	Winkworth - Reading	Flat	2	450000	77	1	51.46306	-0.9729	https://propertydata.co.uk/property/o/6406206
Regents Ri RG1 8QS	Winkworth, Reading	Flat	2	450000	75	1	51.46306	-0.9729	https://propertydata.co.uk/property/r/79311066
Jacksons Cr RG1 2EA	Savills New Homes, Reading New Homes	Flat	2	463000	64	0	51.45516	-0.968894	https://propertydata.co.uk/property/r/105403403
Kenavon D RG1 3DG	Berkeley Homes (Oxford and Chiltern) Ltd	Flat	2	475000	12	0	51.45613	-0.95908	https://propertydata.co.uk/property/r/108226787
80 Kings Rc RG1 3BJ	Purplebricks, covering Reading	Flat	2	575000	36	1	51.45461	-0.964768	https://propertydata.co.uk/property/r/74764488
Kingfisher I RG1 8BQ	Farmer & Dyer - Reading	Flat	2	425000	133	1	51.46022	-0.96688	https://propertydata.co.uk/property/o/7585966
Kingfisher I RG1 8BQ	Farmer & Dyer, Caversham	Flat	2	425000	133	1	51.46022	-0.96688	https://propertydata.co.uk/property/r/77611479
Regents Ri RG1 8QS	Davis Tate - Reading	Flat	2	375000	123	0	51.46308	-0.972889	https://propertydata.co.uk/property/z/56956384
Tamesis Pl RG4 8ET	Bridges Estate Agents, Caversham	Flat	2	390000	76	1	51.46428	-0.968803	https://propertydata.co.uk/property/r/104898776
Regents Ri RG1 8DP	Davis Tate, Reading	Flat	2	375000	125	0	51.46288	-0.974587	https://propertydata.co.uk/property/o/99949037
London Ro RG1 5AG	Prospect Reading	Flat	2	375000	14	0	51.45092	-0.962441	https://propertydata.co.uk/property/z/58798898
London Ro RG1 5AG	Prospect Estate Agency, Reading	Flat	2	375000	14	0	51.45092	-0.96242	https://propertydata.co.uk/property/r/108060599
28 London RG1 5AG	Purplebricks, Head Office	Flat	2	375000	18	0	51.45092	-0.962441	https://propertydata.co.uk/property/z/58754869
Jacksons Cr RG1 2EA	Savills New Homes, Reading New Homes	Flat	2	382000	64	0	51.45516	-0.968894	https://propertydata.co.uk/property/r/105403082
Tamesis Pl RG4 8ET	Bridges Caversham Ltd	Flat	2	390000	73	1	51.46428	-0.968803	https://propertydata.co.uk/property/z/58177102
Nelson Me RG1 2SF	Prospect Estate Agency, Reading	Flat	2	425000	79	0	51.45067	-0.968275	https://propertydata.co.uk/property/r/79137630
Hindmarsh RG1 3AR	Haslams Estate Agents	Flat	2	395000	8	0	51.45505	-0.967154	https://propertydata.co.uk/property/z/47453812
Hindmarsh RG1 3AR	Haslams Estate Agents - Reading	Flat	2	395000	10	0	51.45494	-0.9673	https://propertydata.co.uk/property/o/4797540
Hindmarsh RG1 3AR	Haslams Estate Agents, Reading	Flat	2	395000	7	0	51.45494	-0.967297	https://propertydata.co.uk/property/r/108394805
Bakers Yar RG1 3ES	Hunter Realty	Flat	2	400000	117	0	51.45522	-0.961638	https://propertydata.co.uk/property/z/57715864
Kenavon D RG1 3DH	Avocado Property, Covering Berkshire, Hampshire and Surrey	Flat	2	400000	50	1	51.45628	-0.957339	https://propertydata.co.uk/property/r/91120834
Kenavon D RG1 3DH	Avocado Property	Flat	2	400000	50	1	51.45628	-0.957339	https://propertydata.co.uk/property/z/58422394
Fobney Str RG1 6BH	AH Lansley Residential, Reading	Flat	2	335000	67	1	51.45221	-0.97313	https://propertydata.co.uk/property/r/98128040
Katesgrove RG1 2NH	Prime Metro Properties- Baker Street	Flat	2	335000	148	0	51.44936	-0.973966	https://propertydata.co.uk/property/z/57411159
Luscinia Vi RG1 8AB	Walmsley Estate Agency - Caversham	Flat	2	300000	24	0	51.4595	-0.95944	https://propertydata.co.uk/property/o/10466420
City Gate 9 RG1 2QW	Prospect Estate Agency, Reading	Flat	2	300000	55	0	51.44931	-0.968832	https://propertydata.co.uk/property/r/79300836
London Ro RG1 5BW	Parkers Estate Agents	Flat	2	300000	117	0	51.45123	-0.961953	https://propertydata.co.uk/property/z/57073027
Caversham RG1 8BB	Romans - Caversham	Flat	2	300000	123	0	51.4639	-0.977134	https://propertydata.co.uk/property/z/53929392
Reading, B RG1 6PN	Chancellors - Reading Sales	Flat	2	300000	257	0	51.44818	-0.98623	https://propertydata.co.uk/property/o/9206477
London Ro RG1 5BW	Parkers Estate Agents, Reading	Flat	2	300000	115	0	51.45123	-0.961953	https://propertydata.co.uk/property/r/100568321
Reading, R RG1 8AU	Chancellors - Reading	Flat	2	300000	56	0	51.463	-0.976	https://propertydata.co.uk/property/z/58371492
The Meridi RG1 3DG	Parkers - Reading	Flat	2	315000	111	1	51.45611	-0.95907	https://propertydata.co.uk/property/o/9206568
Crown Plac RG1 5AE	Winkworth, Reading	Flat	2	300000	61	1	51.44951	-0.963036	https://propertydata.co.uk/property/r/79659405
The Huntle RG30 2SB	Romans - Reading	Flat	2	315000	34	1	51.44883	-0.996119	https://propertydata.co.uk/property/z/57718672
20 Kennet ' RG1 4AQ	Purplebricks, Head Office	Flat	2	315000	54	0	51.45399	-0.960961	https://propertydata.co.uk/property/z/58383307
The Huntle RG30 2SB	Romans, Reading	Flat	2	315000	33	1	51.44883	-0.996119	https://propertydata.co.uk/property/r/102981497
The Meridi RG1 3DG	Parkers Estate Agents	Flat	2	315000	111	1	51.45611	-0.95907	https://propertydata.co.uk/property/z/56094088
52 Morgan RG1 5HG	Purplebricks, covering Reading	Flat	2	300000	42	1	51.44678	-0.960945	https://propertydata.co.uk/property/r/106447382
20 Kennet ' RG1 4AQ	Purplebricks, covering Reading	Flat	2	315000	54	0	51.45399	-0.96094	https://propertydata.co.uk/property/r/79823904
City Gate 9 RG1 2QW	Prospect Estate Agency - Reading	Flat	2	300000	58	0	51.44931	-0.96883	https://propertydata.co.uk/property/o/10213437
103 Londo RG1 5BY	Purplebricks, covering Reading	Flat	2	300000	50	1	51.45233	-0.955135	https://propertydata.co.uk/property/r/79907580
The Meridi RG1 3DH	Romans, Reading	Flat	2	300000	121	0	51.45638	-0.957395	https://propertydata.co.uk/property/r/77953608
Kennet Str RG1 4DA	Winkworth - Reading	Flat	2	300000	4	0	51.45418	-0.96055	https://propertydata.co.uk/property/o/10558187
Reading, Br RG1 6PN	Chancellors - Reading	Flat	2	300000	255	0	51.44818	-0.986228	https://propertydata.co.uk/property/z/56151342
Reading, R RG1 8AU	Chancellors, Reading	Flat	2	300000	54	0	51.463	-0.976	https://propertydata.co.uk/property/r/105858503
Crown Plac RG1 5AE	Winkworth - Reading	Flat	2	300000	60	1	51.44948	-0.963107	https://propertydata.co.uk/property/z/58318563
Caversham RG1 8BB	Romans, Caversham	Flat	2	300000	124	0	51.4639	-0.977134	https://propertydata.co.uk/property/r/88316498
Crown Plac RG1 5AE	Winkworth - Reading	Flat	2	300000	63	1	51.44951	-0.96304	https://propertydata.co.uk/property/o/10286545
Napier Roa RG1 8AF	Roger Platt, Lower Earley	Flat	2	300000	76	0	51.46008	-0.95813	https://propertydata.co.uk/property/r/104838194
London Ro RG1 5BW	Parkers - Reading	Flat	2	300000	119	0	51.45123	-0.96195	https://propertydata.co.uk/property/o/9698340
Luscinia Vi RG1 8AE	Walmsley Estate Agency, Caversham	Flat	2	300000	24	0	51.45921	-0.958882	https://propertydata.co.uk/property/r/107501348
Oscar Wild RG1 3FA	Parkers Estate Agents, Reading	Flat	2	315000	2	0	51.45701	-0.957302	https://propertydata.co.uk/property/r/98014634
Katesgrove RG1 2NH	Parkers - Reading	Flat	2	315000	37	0	51.44938	-0.97397	https://propertydata.co.uk/property/o/10355687
Katesgrove RG1 2NH	Prime Metro Properties, London	Flat	2	335000	150	0	51.44936	-0.973966	https://propertydata.co.uk/property/r/77170077
Royal Cour RG1 4AE	Chancellors - Reading	Flat	2	325000	916	0	51.45438	-0.960565	https://propertydata.co.uk/property/z/44937580
Blakes Qua RG1 3JG	Davis Tate, Reading	Flat	2	325000	10	0	51.45481	-0.957248	https://propertydata.co.uk/property/r/108318947
London Str RG1 4SQ	Winkworth, Reading	Flat	2	325000	108	0	51.4521	-0.968261	https://propertydata.co.uk/property/r/73702698
Oscar Wild RG1 3GG	Davis Tate, Reading	Flat	2	325000	133	1	51.45688	-0.955344	https://propertydata.co.uk/property/r/77549718
Oscar Wild RG1 4BS	Prospect Estate Agency, Reading	Flat	2	325000	15	0	51.45326	-0.963422	https://propertydata.co.uk/property/r/108005984
London Str RG1 4SQ	Winkworth - Reading	Flat	2	325000	108	0	51.4521	-0.96826	https://propertydata.co.uk/property/o/9383496
Eldon Roac RG1 5DG	Davis Tate, Reading	Flat	2	329950	0	0	51.45193	-0.957357	https://propertydata.co.uk/property/r/109059587
Artillery M RG30 2JN	Parkers Estate Agents, Reading	Flat	2	269500	37	0	51.45151	-0.997135	https://propertydata.co.uk/property/r/105224840
Silver Stree RG1 2SE	Haslams Estate Agents - Reading	Flat	2	330000	11	0	51.45027	-0.969	https://propertydata.co.uk/property/o/10524950
Lesley Cou RG30 2AD	Village Properties Estate Agents	Flat	2	215000	69	0	51.44991	-0.995412	https://propertydata.co.uk/property/z/58252063
Silver Stree RG1 2SE	Haslams Estate Agents, Reading	Flat	2	330000	10	0	51.45027	-0.968997	https://propertydata.co.uk/property/r/108307874
Blakes Qua RG1 3EN	Davis Tate - Reading	Flat	2	325000	10	0	51.45532	-0.958757	https://propertydata.co.uk/property/z/58831362
Katesgrove RG1 2NH	Parkers Estate Agents	Flat	2	315000	35	0	51.44938	-0.973967	https://propertydata.co.uk/property/z/58468169
Reading, B RG1 2SN	Chancellors - Reading Sales	Flat	2	320000	3				

Oscar Wild RG1 4BS	Prospect Estate Agency - Reading	Flat	2	325000	17	0	51.45326	-0.96342	https://propertydata.co.uk/property/o/8941866
Silver Stree RG1 2TH	Davis Tate, Reading	Flat	2	270000	2	0	51.4492	-0.965876	https://propertydata.co.uk/property/r/108808574
Artillery M RG30 2JN	Parkers Estate Agents	Flat	2	269500	39	0	51.45151	-0.997135	https://propertydata.co.uk/property/z/58230126
Reading, Br RG30 1DH	Chancellors - Reading	Flat	2	225000	49	0	51.458	-0.995	https://propertydata.co.uk/property/z/58095536
Admirals C RG1 6SP	Parkers - Reading	Flat	2	170000	169	1	51.44609	-0.97754	https://propertydata.co.uk/property/o/9126856
Petworth C RG1 6PH	Prospect Estate Agency - Reading	Flat	2	220000	105	0	51.44953	-0.99206	https://propertydata.co.uk/property/o/8420827
Western El RG30 2AN	Sansome & George Residential Sales Ltd, Tilehurst	Flat	2	220000	84	1	51.45464	-0.992745	https://propertydata.co.uk/property/r/90143863
Ashdown F RG1 6QW	Winkworth - Reading	Flat	2	220000	14	0	51.44489	-0.989327	https://propertydata.co.uk/property/z/58776668
Allison Cou RG1 7ND	Prospect Estate Agency - Reading	Flat	2	220000	13	0	51.45557	-0.98526	https://propertydata.co.uk/property/o/10520764
Kings Road RG1 4NZ	SOLD.CO.UK, London	Flat	2	225000	75	0	51.45347	-0.956598	https://propertydata.co.uk/property/r/79298445
Bath Road, RG1 6NG	Parkers Estate Agents, Reading	Flat	2	225000	15	0	51.45161	-0.984821	https://propertydata.co.uk/property/r/108019619
Reading, B RG30 1DH	Chancellors - Reading Sales	Flat	2	225000	52	0	51.458	-0.995	https://propertydata.co.uk/property/o/10101126
Aveley Hou RG1 2QF	Prospect Reading	Flat	2	220000	110	1	51.44847	-0.967965	https://propertydata.co.uk/property/z/57174569
Bath Road, RG1 6NG	Parkers Estate Agents	Flat	2	225000	16	0	51.45161	-0.984821	https://propertydata.co.uk/property/z/58775079
Kings Road RG1 4NZ	Sold.co.uk	Flat	2	225000	73	0	51.45347	-0.956598	https://propertydata.co.uk/property/z/58160775
Bath Road, RG1 6NG	Parkers - Reading	Flat	2	225000	17	0	51.45161	-0.98482	https://propertydata.co.uk/property/o/10500401
Reading, Br RG30 1DH	Chancellors, Reading	Flat	2	225000	47	0	51.458	-0.995	https://propertydata.co.uk/property/r/79109904
Radnor Hoi RG1 6QP	Parkers Estate Agents, Reading	Flat	2	170000	117	1	51.44509	-0.989908	https://propertydata.co.uk/property/r/95303270
Radnor Hoi RG1 6QP	Parkers - Reading	Flat	2	170000	116	1	51.44508	-0.98991	https://propertydata.co.uk/property/o/8991530
Basingstok RG2 OEL	The Flatman Partnership, Reading	Flat	2	225000	54	1	51.44149	-0.965328	https://propertydata.co.uk/property/r/99138482
Western El RG30 2AN	Sansome & George Residential Sales and Lettings	Flat	2	220000	81	1	51.45464	-0.992745	https://propertydata.co.uk/property/z/58101683
Bath Road, RG1 6NF	Romans, Reading	Flat	2	220000	109	1	51.45095	-0.985171	https://propertydata.co.uk/property/r/102453827
Jeffrey Plac RG1 7BL	WhiteKnights - Reading	Flat	2	229950	27	0	51.45946	-0.97744	https://propertydata.co.uk/property/o/10236595
Petworth C RG1 6PH	Prospect Reading	Flat	2	220000	104	0	51.44953	-0.992074	https://propertydata.co.uk/property/z/54447603
Aveley Hou RG1 2QF	Prospect Estate Agency - Reading	Flat	2	220000	93	1	51.44858	-0.96806	https://propertydata.co.uk/property/o/8343619
St. Pauls C RG1 6HF	Prospect Estate Agency, Reading	Flat	2	220000	83	1	51.4484	-0.976125	https://propertydata.co.uk/property/r/79126575
Petworth C RG1 6PH	Prospect Estate Agency, Reading	Flat	2	220000	104	0	51.44953	-0.99206	https://propertydata.co.uk/property/r/78554913
Prince Of V RG30 2UH	Parkers Estate Agents	Flat	2	175000	64	1	51.45447	-0.996121	https://propertydata.co.uk/property/z/58074999
Ashdown F RG1 6QW	Winkworth - Reading	Flat	2	220000	17	0	51.44511	-0.98947	https://propertydata.co.uk/property/o/10499673
Russell Str RG1 7XG	Prospect Reading	Flat	2	175000	154	0	51.45233	-0.982888	https://propertydata.co.uk/property/z/35178254
Aveley Hou RG1 2QF	Prospect Estate Agency, Reading	Flat	2	220000	92	1	51.44858	-0.968063	https://propertydata.co.uk/property/r/104158232
Russell Str RG1 7XG	Prospect Estate Agency, Reading	Flat	2	175000	150	0	51.45255	-0.982811	https://propertydata.co.uk/property/r/79126432
Allison Cou RG1 7ND	Prospect Estate Agency, Reading	Flat	2	220000	12	0	51.45557	-0.985264	https://propertydata.co.uk/property/r/108194795
St. Pauls C RG1 6HF	Prospect Reading	Flat	2	220000	79	1	51.44841	-0.976068	https://propertydata.co.uk/property/z/58103692
Ashdown F RG1 6QW	Winkworth, Reading	Flat	2	220000	15	0	51.44511	-0.989469	https://propertydata.co.uk/property/r/107981885
Charles Pla RG1 4NZ	SPACE, Reading	Flat	2	220000	31	0	51.45347	-0.956612	https://propertydata.co.uk/property/r/106503401
Allison Cou RG1 7ND	Prospect Reading	Flat	2	220000	11	0	51.45558	-0.98532	https://propertydata.co.uk/property/z/58812801
Aveley Hou RG1 2QF	Prospect Estate Agency, Reading	Flat	2	220000	113	1	51.44858	-0.968063	https://propertydata.co.uk/property/r/76129611
Aveley Hou RG1 2QF	Prospect Estate Agency - Reading	Flat	2	220000	112	1	51.44858	-0.96806	https://propertydata.co.uk/property/o/9750646
Aveley Hou RG1 2QF	Prospect Reading	Flat	2	220000	92	1	51.44847	-0.967965	https://propertydata.co.uk/property/z/31344562
Jeffrey Plac RG1 7BL	Whiteknights Estate Agents, Reading	Flat	2	229950	26	0	51.45946	-0.977436	https://propertydata.co.uk/property/r/105136808
Connaught RG30 2UF	Parkers Estate Agents, Reading	Flat	2	230000	128	1	51.4532	-0.995174	https://propertydata.co.uk/property/r/102528770
Bath Road, RG1 6HP	AH Lansley Residential, Reading	Flat	2	219950	25	0	51.44865	-0.98861	https://propertydata.co.uk/property/r/79761105
Lima Court RG1 6NG	Castor Bay Property Ltd, Twickenham	Flat	2	235000	68	1	51.45154	-0.984961	https://propertydata.co.uk/property/r/103150976
Kendrick R RG1 5DQ	Lansley Property Agents	Flat	2	230000	11	0	51.4495	-0.965225	https://propertydata.co.uk/property/z/58512437
Basingstok RG2 OEL	Parkers Estate Agents, Reading	Flat	2	230000	47	1	51.44225	-0.965466	https://propertydata.co.uk/property/r/102208148
Basingstok RG2 OEL	Parkers - Reading	Flat	2	230000	51	1	51.44225	-0.96547	https://propertydata.co.uk/property/o/9886896
Petworth C RG1 6HL	Winkworth - Reading	Flat	2	230000	28	0	51.44888	-0.9923	https://propertydata.co.uk/property/o/10447616
Petworth C RG1 6PH	Winkworth - Reading	Flat	2	230000	26	0	51.44953	-0.992074	https://propertydata.co.uk/property/z/58673001
Iliffe Close, RG1 2RD	Martin & Co Reading Caversham	Flat	2	235000	1	0	51.4477	-0.968143	https://propertydata.co.uk/property/z/58915132
Lima Court RG1 6NG	Castor Bay Property Ltd	Flat	2	235000	66	1	51.45154	-0.984961	https://propertydata.co.uk/property/z/57756578
Franklin Str RG1 7YY	Romans, Reading	Flat	2	235000	31	0	51.45427	-0.98345	https://propertydata.co.uk/property/r/106962968
Southcote RG30 2AS	Walmsley Estate Agency	Flat	2	230000	38	1	51.45062	-0.994468	https://propertydata.co.uk/property/z/58558079
Quadrant C RG1 2GU	Haslams Estate Agents, Reading	Flat	2	235000	14	0	51.45018	-0.965959	https://propertydata.co.uk/property/r/108038747
Lima Court RG1 6NG	Castor Bay Property - Twickenham	Flat	2	235000	67	1	51.45154	-0.98496	https://propertydata.co.uk/property/o/10017971
Iliffe Close, RG1 2QF	Martin & Co, Reading Caversham	Flat	2	235000	2	0	51.44847	-0.96804	https://propertydata.co.uk/property/r/108919994
Quadrant C RG1 2GU	Haslams Estate Agents - Reading	Flat	2	235000	16	1	51.45018	-0.96596	https://propertydata.co.uk/property/o/10503734
Franklin Str RG1 7YY	Romans - Reading	Flat	2	235000	33	0	51.4543	-0.983319	https://propertydata.co.uk/property/z/58615517
Quadrant C RG1 2GU	Haslams Estate Agents	Flat	2	235000	14	0	51.45012	-0.966373	https://propertydata.co.uk/property/z/58787604
Iliffe Close, RG1 2QF	Martin & Co - Caversham	Flat	2	235000	2	0	51.44847	-0.96797	https://propertydata.co.uk/property/o/10572426
Kings Road RG1 4EZ	British Homesellers, National	Flat	2	230000	49	0	51.45391	-0.959444	https://propertydata.co.uk/property/r/91163728
Merchants RG1 1EQ	Parkers - Reading	Flat	2	230000	67	0	51.45754	-0.97262	https://propertydata.co.uk/property/o/9797809
Southcote RG30 2AS	Walmsley Estate Agency, Caversham	Flat	2	230000	49	1	51.45062	-0.994468	https://propertydata.co.uk/property/r/106140944
Connaught RG30 2UF	Parkers - Reading	Flat	2	230000	132	1	51.4532	-0.99517	https://propertydata.co.uk/property/o/9950528
Southcote RG30 2EW	Walmsley Estate Agency - Caversham	Flat	2	230000	50	1	51.45137	-0.99417	https://propertydata.co.uk/property/o/10340444
Merchants RG1 1EQ	Parkers Estate Agents, Reading	Flat	2	230000	69	0	51.45754	-0.972619	https://propertydata.co.uk/property/r/101431010
Katesgrove RG2 OER	Prospect Reading	Flat	2	230000	50	0	51.43977	-0.966981	https://propertydata.co.uk/property/z/51800339
Admirals C RG1 6SP	Davis Tate, Reading	Flat	2	160000	117	1	51.44592	-0.977041	https://propertydata.co.uk/property/r/103043342
Basingstok RG2 OEP	Purplebricks, covering Reading	Flat	2	230000	104	0	51.44128	-0.96448	https://propertydata.co.uk/property/r/89536342
7 Alleyne C RG1 7LZ	Purplebricks, covering Reading	Flat	2	230000	100	1	51.4528	-0.988037	https://propertydata.co.uk/property/r/78636012
Avenue He RG2 7PW	Davis Tate, Reading	Flat	2	230000	40	1	51.44077	-0.962993	https://propertydata.co.uk/property/r/106541732
Kings Road RG1 4EZ	British Homesellers	Flat	2	230000	50	0	51.45391	-0.959444	https://propertydata.co.uk/property/z/58437843
Petworth C RG1 6HL	Winkworth, Reading	Flat	2	230000	28	0	51.44888	-0.992296	https://propertydata.co.uk/property/r/107337821
Katesgrove RG2 OER	Prospect Estate Agency, Reading	Flat	2	230000	50	0	51.43993	-0.966733	https://propertydata.co.uk/property/r/79920870
Basingstok RG2 OEP	Purplebricks, Head Office	Flat	2	230000	107	0	51.44128	-0.964501	https://propertydata.co.uk/property/z/57861228
Katesgrove RG2 OER	Prospect Estate Agency - Reading	Flat	2	230000	52	0	51.43993	-0.96673	https://propertydata.co.uk/property/o/10333261
Avenue He RG2 OEP	Davis Tate - Reading	Flat	2	230000	41	1	51.44128	-0.964501	https://propertydata.co.uk/property/z/58525204
Kendrick R RG1 5DQ	AH Lansley Residential, Reading	Flat	2	230000	10	0	51.44962	-0.96499	https://propertydata.co.uk/property/r/106490762
Merchants RG1 1EQ	Parkers Estate Agents	Flat	2	230000	66	0	51.45754	-0.972619	https://propertydata.co.uk/property/z/57278411
Bath Road, RG1 6HY	Lansley Property Agents	Flat	2	219950	28	1	51.4479	-0.989724	https://propertydata.co.uk/property/z/58345520
Prince of V RG30 2UH	Parkers - Reading	Flat	2	175000	62	1	51.45447	-0.99612	https://propertydata.co.uk/property/o/10170578
Franklin Str RG1 7AF	Property Assistant UK Limited	Flat	2	200000	16	0	51.45364	-0.98355	https://propertydata.co.uk/property/z/58770308
Russell Str RG1 7XF	Romans - Reading	Flat	2	200000	79	1	51.4539	-0.982882	https://propertydata.co.uk/property/z/57376163
Charnwooc RG1 6QR	Prospect Estate Agency - Reading	Flat	2	200000	15	0	51.44434	-0.99016	https://propertydata.co.uk/property/o/10507983
Southampt RG1 2RD	Parkers - Reading	Flat	2	180000	96	1	51.44757	-0.9678	https://propertydata.co.uk/property/o/9651645
Sherwood I RG1 6PE	Romans - Reading	Flat	2	200000	110	1	51.45	-0.99	https://propertydata.co.uk/property/z/56721432
Ashdown F RG1 6QW	Parkers - Reading	Flat	2	200000	23	0	51.44468	-0.98943	https://propertydata.co.uk/property/o/10470889
West Gree RG1 6JZ	Prospect Estate Agency - Reading	Flat	2	180000	48	1	51.44715	-0.98378	https://propertydata.co.uk/property/o/8386855
Russell Str RG1 7XF	Romans, Reading	Flat	2	200000	150	1	51.4539	-0.982882	https://propertydata.co.uk/property/r/101876312
Charnwooc RG1 6QR	Prospect Reading	Flat	2	200000	14	0	51.44482	-0.990466	https://propertydata.co.uk/property/z/58784970
Franklin Str RG1 7AF	Property Assistant UK Ltd, Wokingham	Flat	2	200000	15	0	51.45364	-0.98355	https://propertydata.co

Capital Poi RG1 6QJ	Prospect Estate Agency, Reading	Flat	2	190000	99	1	51.44848	-0.974613	https://propertydata.co.uk/property/r/77060337
Carey Stree RG1 7JS	Express Estate Agency	Flat	2	190000	41	1	51.45254	-0.979847	https://propertydata.co.uk/property/z/58207173
Kingswood RG30 2AU	Parkers - Reading	Flat	2	190000	90	1	51.4495	-0.99559	https://propertydata.co.uk/property/o/7960651
Kingswood RG30 2AU	Parkers Estate Agents, Reading	Flat	2	190000	87	1	51.4495	-0.99559	https://propertydata.co.uk/property/r/86848361
Capital Poi RG1 6QJ	Prospect Reading	Flat	2	190000	55	1	51.44847	-0.974656	https://propertydata.co.uk/property/z/57384809
Admirals C RG1 6SS	Parkers Estate Agents, Reading	Flat	2	185000	57	1	51.44709	-0.97694	https://propertydata.co.uk/property/r/90891898
Carey Stree RG1 7JS	Express Estate Agency, Nationwide	Flat	2	190000	41	1	51.45254	-0.979826	https://propertydata.co.uk/property/r/90447967
Admirals C RG1 6SS	Parkers - Reading	Flat	2	185000	58	1	51.44709	-0.97694	https://propertydata.co.uk/property/o/10300126
Dale Road, RG2 0DH	Winkworth, Reading	Flat	2	185000	96	1	51.4462	-0.972302	https://propertydata.co.uk/property/r/78737415
Trafalgar C RG30 2EN	Patrick Williams, Tilehurst	Flat	2	199950	26	0	51.4495	-0.993686	https://propertydata.co.uk/property/r/102052754
Dale Road, RG2 0DH	Winkworth - Reading	Flat	2	185000	97	1	51.44619	-0.9723	https://propertydata.co.uk/property/o/10120100
Rose Kiln L RG1 6SS	Arins Property Services	Flat	2	195000	6	0	51.44709	-0.976961	https://propertydata.co.uk/property/z/57728552
Admirals C RG1 6SS	Parkers Estate Agents	Flat	2	185000	58	1	51.44709	-0.97694	https://propertydata.co.uk/property/z/58349611
Rose Kiln L RG1 6SS	Arins Property Services - Tilehurst	Flat	2	195000	6	0	51.44709	-0.97696	https://propertydata.co.uk/property/o/10004748
Admirals C RG1 6SP	Hoopers Residential Estate Agents - Reading	Flat	2	195000	35	1	51.44597	-0.97704	https://propertydata.co.uk/property/o/10411697
Admirals C RG1 6SP	Hoopers Residential, Reading	Flat	2	195000	33	1	51.44597	-0.977043	https://propertydata.co.uk/property/r/106873796
Trafalgar C RG30 2EN	Patrick Williams - Tilehurst	Flat	2	199950	23	0	51.4495	-0.99369	https://propertydata.co.uk/property/o/9871291
Southampt RG1 2RD	Parkers Estate Agents, Reading	Flat	2	180000	100	1	51.44757	-0.967795	https://propertydata.co.uk/property/r/100126175
Sherwood I RG1 6PE	Romans, Reading	Flat	2	200000	112	1	51.45	-0.99	https://propertydata.co.uk/property/r/98931827
Rembrandt RG1 6QY	AH Lansley Residential, Reading	Flat	2	215000	54	0	51.44534	-0.98969	https://propertydata.co.uk/property/r/105838412
Rembrandt RG1 6QP	Lansley Property Agents	Flat	2	215000	56	0	51.4452	-0.989785	https://propertydata.co.uk/property/z/58368139
Bath Road, RG1 6HN	Jon Rosi Management	Flat	2	210000	8	0	51.44985	-0.98453	https://propertydata.co.uk/property/z/58851031
Dale Road, RG2 0AT	Yopa, South East	Flat	2	214999	117	0	51.44639	-0.97148	https://propertydata.co.uk/property/r/83468962
Dale Road, RG2 0AT	Yopa	Flat	2	214999	119	0	51.44639	-0.97148	https://propertydata.co.uk/property/z/55872684
Admirals C RG1 6SW	Hunters, Wokingham	Flat	2	215000	37	0	51.44603	-0.97644	https://propertydata.co.uk/property/r/80248353
Beacon Coi RG30 2ER	Chanays Chartered Surveyors - Reading	Flat	2	215000	225	0	51.45175	-0.99455	https://propertydata.co.uk/property/o/9437787
Lesley Coui RG30 2AT	Village Properties - Tilehurst	Flat	2	215000	68	0	51.44954	-0.99502	https://propertydata.co.uk/property/o/10256709
Artillery M RG30 2JN	Parkers - Reading	Flat	2	269500	41	0	51.45151	-0.99713	https://propertydata.co.uk/property/o/10243535
Castle Hill, RG1 7RL	Haslams Estate Agents - Reading	Flat	2	215000	92	1	51.45177	-0.97955	https://propertydata.co.uk/property/o/10138605
Prince of V RG30 2UH	Parkers Estate Agents, Reading	Flat	2	175000	62	1	51.45447	-0.996121	https://propertydata.co.uk/property/r/90074326
Lesley Coui RG30 2AD	Village Properties, Tilehurst	Flat	2	215000	67	0	51.44991	-0.995412	https://propertydata.co.uk/property/r/90580006
Castle Hill, RG1 7RL	Haslams Estate Agents, Reading	Flat	2	215000	92	1	51.45177	-0.97955	https://propertydata.co.uk/property/r/104219423
Castle Hill, RG1 7RL	Haslams Estate Agents	Flat	2	215000	92	1	51.45177	-0.979548	https://propertydata.co.uk/property/z/30478931
Admirals C RG1 6SW	Hunters - Wokingham	Flat	2	215000	35	0	51.44606	-0.976365	https://propertydata.co.uk/property/z/58589264
Admirals C RG1 6SW	Hunters - Wokingham	Flat	2	215000	37	0	51.44606	-0.97636	https://propertydata.co.uk/property/o/10403264
Bath Road, RG1 6PH	Romans, Reading	Flat	2	215000	133	1	51.44949	-0.99219	https://propertydata.co.uk/property/r/102476612
Russell Str RG1 7XG	Prospect Estate Agency - Reading	Flat	2	175000	154	0	51.45255	-0.98281	https://propertydata.co.uk/property/o/9721612
Bath Road, RG1 6HN	Jon Rosi Management Estate & Letting Agents - Reading	Flat	2	210000	8	0	51.44986	-0.98453	https://propertydata.co.uk/property/o/10543727
Rose Kiln L RG1 6SW	Yopa	Flat	2	210000	79	0	51.44606	-0.976365	https://propertydata.co.uk/property/z/57481796
Charnwooc RG1 6QR	Prospect Estate Agency, Reading	Flat	2	200000	14	0	51.44434	-0.990162	https://propertydata.co.uk/property/r/108060602
Brunswick RG1 6NY	Prospect Estate Agency - Reading	Flat	2	210000	115	1	51.45091	-0.98965	https://propertydata.co.uk/property/o/9846622
London Ro RG1 5BB	Jon Rosi Management Estate & Letting Agents - Reading	Flat	2	200000	148	1	51.45229	-0.95534	https://propertydata.co.uk/property/o/9881131
Kings Road RG1 4NZ	Parkers - Reading	Flat	2	200000	47	0	51.45347	-0.95659	https://propertydata.co.uk/property/o/10237978
Franklin Str RG1 7AF	Property Assistant - Wokingham	Flat	2	200000	17	0	51.45364	-0.98355	https://propertydata.co.uk/property/o/10499207
Salisbury R RG30 1BL	Winkworth - Reading	Flat	2	200000	3	0	51.4573	-0.989974	https://propertydata.co.uk/property/z/58897213
Coley Aven RG1 6LU	Parkers Estate Agents, Reading	Flat	2	200000	28	0	51.44734	-0.985044	https://propertydata.co.uk/property/r/99096788
William Str RG1 7DE	Parkers Estate Agents	Flat	2	210000	79	1	51.45721	-0.982778	https://propertydata.co.uk/property/z/58121064
William Str RG1 7DE	Parkers Estate Agents, Reading	Flat	2	210000	79	1	51.45721	-0.982778	https://propertydata.co.uk/property/r/104640755
Bath Road, RG1 6HN	Jon Rosi Management, Reading	Flat	2	210000	7	0	51.44985	-0.98453	https://propertydata.co.uk/property/r/108489467
Reading, Br RG2 0DZ	Chancellors - Reading	Flat	2	210000	44	0	51.445	-0.971	https://propertydata.co.uk/property/z/58032417
Brunswick RG1 6NY	Prospect Estate Agency, Reading	Flat	2	210000	119	1	51.45091	-0.989648	https://propertydata.co.uk/property/r/77070639
Reading, Br RG2 0DZ	Chancellors, Reading	Flat	2	210000	40	0	51.445	-0.971	https://propertydata.co.uk/property/r/89926525
Reading, B RG2 0DZ	Chancellors - Reading Sales	Flat	2	210000	43	0	51.445	-0.971	https://propertydata.co.uk/property/o/10113314
Reading, Br RG1 6SS	Chancellors, Reading	Flat	2	210000	15	0	51.447	-0.977	https://propertydata.co.uk/property/r/108007574
Rose Kiln L RG1 6SW	Yopa, South East	Flat	2	210000	78	0	51.44606	-0.976365	https://propertydata.co.uk/property/r/77366847
William Str RG1 7DE	Parkers - Reading	Flat	2	210000	82	1	51.45721	-0.98278	https://propertydata.co.uk/property/o/10194642
Reading, B RG1 2QR	Chancellors - Reading Sales	Flat	2	240000	93	1	51.45	-0.97	https://propertydata.co.uk/property/o/10053849
Capital Poi RG1 6QJ	Prospect Estate Agency - Reading	Flat	2	190000	100	1	51.44848	-0.97461	https://propertydata.co.uk/property/o/9845537
Skelton Coi RG30 2TZ	So Resi, So Resi	Flat	2	127500	64	0	51.45217	-0.99449	https://propertydata.co.uk/property/r/105444152
Bedford Rc RG1 7EU	Haslams Estate Agents	Flat	2	250000	23	0	51.4558	-0.984553	https://propertydata.co.uk/property/z/58702138
Shelley Coi RG1 5DG	Prospect Reading	Flat	2	250000	33	0	51.4515	-0.957333	https://propertydata.co.uk/property/z/58615571
Icon House RG1 1EQ	Prospect Reading	Flat	2	250000	1	0	51.45744	-0.972757	https://propertydata.co.uk/property/z/58897615
Platinum A RG1 2SJ	Parkers - Reading	Flat	2	250000	51	1	51.44922	-0.96655	https://propertydata.co.uk/property/o/8098780
Prestwick C RG1 4PG	Romans - Reading	Flat	2	250000	11	0	51.45265	-0.952486	https://propertydata.co.uk/property/z/57644987
Kings Road RG1 4LY	Parkers Estate Agents	Flat	2	250000	26	0	51.45352	-0.952417	https://propertydata.co.uk/property/z/58411049
Kenet Wa RG1 3GF	The Flatman Partnership, Reading	Flat	2	260000	12	0	51.45638	-0.955683	https://propertydata.co.uk/property/r/108161588
Randolph F RG1 8EB	Winkworth, Reading	Flat	2	250000	12	0	51.46414	-0.978542	https://propertydata.co.uk/property/r/108230786
Greys Cour RG1 4PP	Romans - Reading	Flat	2	250000	31	1	51.45188	-0.962894	https://propertydata.co.uk/property/z/58627390
Reading, Br RG1 6DA	Chancellors - Reading	Flat	2	250000	39	0	51.441	-0.986	https://propertydata.co.uk/property/z/58283132
The Pinnac RG1 4LY	Romans - Reading	Flat	2	250000	21	1	51.45355	-0.952393	https://propertydata.co.uk/property/z/56808874
Randolph F RG1 8EB	Winkworth - Reading	Flat	2	250000	11	0	51.46404	-0.978756	https://propertydata.co.uk/property/z/58815712
Hunters W RG1 2ND	Sansome & George Residential Sales and Lettings	Flat	2	260000	117	0	51.44978	-0.973605	https://propertydata.co.uk/property/z/57729287
Bedford Rc RG1 7NL	Haslams Estate Agents, Reading	Flat	2	250000	24	0	51.45586	-0.983883	https://propertydata.co.uk/property/r/107500079
Albion Terr RG1 5BG	Haslams Estate Agents	Flat	2	249950	111	1	51.45135	-0.962647	https://propertydata.co.uk/property/z/57761853
Greys Cour RG1 4PP	Haslams Estate Agents - Reading	Flat	2	249950	29	1	51.4519	-0.96275	https://propertydata.co.uk/property/o/10443694
Oxford Roa RG1 7XS	Haslams Estate Agents - Reading	Flat	2	249950	204	1	51.45432	-0.97943	https://propertydata.co.uk/property/o/9676136
Reading, B RG2 7BL	Chancellors - Reading Sales	Flat	2	260000	29	0	51.44	-0.964	https://propertydata.co.uk/property/o/10291910
Reading, Br RG1 2GU	Chancellors, Reading	Flat	2	260000	17	0	51.45007	-0.965959	https://propertydata.co.uk/property/r/90662266
Q2, Watlin RG1 4AQ	Prospect Estate Agency - Reading	Flat	2	260000	47	1	51.4539	-0.96095	https://propertydata.co.uk/property/o/8343632
Albion Terr RG1 4JS	Haslams Estate Agents - Reading	Flat	2	249950	116	1	51.45084	-0.96114	https://propertydata.co.uk/property/o/10018271
Nelson Me RG1 2SE	Romans, Reading	Flat	2	250000	61	0	51.45031	-0.968787	https://propertydata.co.uk/property/r/103324514
Randolph F RG1 8EB	Winkworth - Reading	Flat	2	250000	12	0	51.46414	-0.97854	https://propertydata.co.uk/property/o/10522811
Reading, B RG1 6DA	Chancellors - Reading Sales	Flat	2	250000	43	0	51.441	-0.986	https://propertydata.co.uk/property/o/10081162
Reading, Br RG2 7BL	Chancellors, Reading	Flat	2	260000	28	0	51.44	-0.964	https://propertydata.co.uk/property/r/105858227
Bedford Rc RG1 7NL	Haslams Estate Agents - Reading	Flat	2	250000	25	0	51.45586	-0.98388	https://propertydata.co.uk/property/o/10460281
Reading, Br RG2 7BL	Chancellors - Reading	Flat	2	260000	29	0	51.44	-0.964	https://propertydata.co.uk/property/z/58371463
The Meridi RG1 3DG	Walmsley Estate Agency - Caversham	Flat	2	260000	115	1	51.4562	-0.95904	https://propertydata.co.uk/property/o/9708695
Greys Cour RG1 4PP	Romans, Reading	Flat	2	250000	30	1	51.45188	-0.962894	https://propertydata.co.uk/property/r/107071178
Rembrandt RG1 6QP	Lansley Property Agents	Flat	2	107500	56	0	51.4452	-0.989785	https://propertydata.co.uk/property/z/58368149
Kings Road RG1 4LY	Parkers Estate Agents, Reading	Flat	2	250000	30	0	51.45352	-0.952417	https://propertydata.co.uk/property/r/106042268
Richfield A RG1 8BY	Parkers Estate Agents, Reading	Flat	2	260000	84	0	51.46439	-0.979217	https://propertydata.co.uk/property/r/104565713
Quadrant C RG1 2GU	Rom								

Capital Poi RG2 OBJ	Haslams Estate Agents - Reading	Flat	2	259950	0	0	51.44796	-0.97315	https://propertydata.co.uk/property/o/10584289
Parkhouse RG30 2AF	Sansome & George Residential Sales Ltd, Tilehurst	Flat	2	259700	14	0	51.45096	-0.995862	https://propertydata.co.uk/property/r/90963526
Parkhouse RG30 2AF	Sansome & George Residential Sales and Lettings	Flat	2	259700	14	0	51.45096	-0.995862	https://propertydata.co.uk/property/z/58375647
Skelton Coi RG30 2TZ	So Resi	Flat	2	127500	65	0	51.45217	-0.99449	https://propertydata.co.uk/property/z/58274144
East View F RG1 4AW	Prospect Estate Agency - Reading	Flat	2	255000	38	0	51.45247	-0.967	https://propertydata.co.uk/property/o/8728280
Shelley Coi RG1 5DG	Prospect Estate Agency, Reading	Flat	2	250000	96	1	51.45138	-0.957529	https://propertydata.co.uk/property/r/78701400
Quadrant C RG1 2GU	Romans, Reading	Flat	2	250000	87	0	51.45026	-0.96637	https://propertydata.co.uk/property/r/78894663
Reading, B RG1 6NY	Chancellors - Reading Sales	Flat	2	250000	154	1	51.451	-0.99	https://propertydata.co.uk/property/o/9493080
Kings Road RG1 4LY	Parkers - Reading	Flat	2	250000	27	0	51.45353	-0.95242	https://propertydata.co.uk/property/o/10326131
Reading, Br RG1 6NY	Chancellors, Reading	Flat	2	250000	150	1	51.451	-0.99	https://propertydata.co.uk/property/r/86519071
Luscinia Vi RG1 8AE	Masons, Caversham	Flat	2	260000	145	1	51.45977	-0.958786	https://propertydata.co.uk/property/r/73866384
Tilehurst R RG1 7TS	AH Lansley Residential, Reading	Flat	2	250000	33	0	51.45235	-0.99011	https://propertydata.co.uk/property/r/105734183
Kennet Wa RG1 3GF	The Flatman Partnership	Flat	2	260000	11	0	51.45636	-0.956258	https://propertydata.co.uk/property/z/58811121
Hunters W RG1 2ND	Sansome & George Residential Sales Ltd, Tilehurst	Flat	2	260000	104	0	51.44978	-0.973605	https://propertydata.co.uk/property/r/89179996
Reading, Br RG1 6DA	Chancellors, Reading	Flat	2	250000	42	0	51.441	-0.986	https://propertydata.co.uk/property/r/105486413
The Pinnac RG1 4LY	Romans, Reading	Flat	2	250000	22	1	51.45355	-0.952393	https://propertydata.co.uk/property/r/99364178
Southern H RG1 5ES	Prospect Estate Agency - Reading	Flat	2	250000	10	1	51.44409	-0.95674	https://propertydata.co.uk/property/o/10104044
Nelson Me RG1 2SE	Romans - Reading	Flat	2	250000	61	0	51.45031	-0.968787	https://propertydata.co.uk/property/z/57792691
Southern H RG1 5ES	Prospect Estate Agency, Reading	Flat	2	250000	7	0	51.44409	-0.956739	https://propertydata.co.uk/property/r/78672429
Richfield A RG1 8BY	Parkers Estate Agents	Flat	2	260000	79	0	51.46439	-0.979217	https://propertydata.co.uk/property/z/58101746
Shelley Coi RG1 5DG	Prospect Estate Agency - Reading	Flat	2	250000	34	0	51.45145	-0.95745	https://propertydata.co.uk/property/o/10417739
Platinum A RG1 2SJ	Parkers Estate Agents, Reading	Flat	2	250000	49	1	51.44922	-0.966547	https://propertydata.co.uk/property/r/104617079
Muirfield C RG1 4PG	Romans, Reading	Flat	2	250000	12	0	51.45265	-0.95254	https://propertydata.co.uk/property/r/102641528
Greys Cour RG1 4PP	Haslams Estate Agents	Flat	2	249950	26	1	51.45188	-0.962908	https://propertydata.co.uk/property/z/58672791
Reading, Br RG1 6FH	Chancellors - Reading	Flat	2	260000	154	0	51.447	-0.974	https://propertydata.co.uk/property/z/57350957
Greys Cour RG1 4PP	Haslams Estate Agents, Reading	Flat	2	249950	28	1	51.4519	-0.962751	https://propertydata.co.uk/property/r/80339508
Valerie Coi RG1 6HP	Romans - Reading	Flat	2	245000	20	0	51.44867	-0.988539	https://propertydata.co.uk/property/z/58722019
Reading, Br RG1 7XS	Chancellors - Reading	Flat	2	240000	6	0	51.454	-0.979	https://propertydata.co.uk/property/z/58242429
Chestnut C RG1 7YJ	Gooding & Co	Flat	2	245000	79	0	51.45471	-0.985526	https://propertydata.co.uk/property/z/58147358
Reading, Br RG1 7XS	Chancellors, Reading	Flat	2	240000	5	0	51.454	-0.979	https://propertydata.co.uk/property/r/90550189
Reading, Br RG1 2QR	Chancellors - Reading	Flat	2	240000	92	1	51.45	-0.97	https://propertydata.co.uk/property/z/57834564
Albion Terr RG1 5BG	Winkworth, Reading	Flat	2	265000	121	1	51.45132	-0.962679	https://propertydata.co.uk/property/r/77933340
Projection RG1 1EG	Romans - Reading	Flat	2	240000	148	0	51.45733	-0.972939	https://propertydata.co.uk/property/z/53267216
Southcote RG30 2AG	Arins Property Services - Tilehurst	Flat	2	245000	52	0	51.45044	-0.99545	https://propertydata.co.uk/property/o/10123750
Mount Ple RG1 2QH	Masons, Caversham	Flat	2	240000	29	0	51.44848	-0.96654	https://propertydata.co.uk/property/r/78628410
Garden Me RG30 2HD	Davis Tate - Reading	Flat	2	245000	19	0	51.45055	-0.996384	https://propertydata.co.uk/property/z/51555035
Reading, B RG1 7SZ	Chancellors - Reading Sales	Flat	2	240000	25	0	51.451	-0.981	https://propertydata.co.uk/property/o/10001137
Deansgate RG1 2RZ	Hunters, Wokingham	Flat	2	240000	88	0	51.45137	-0.97056	https://propertydata.co.uk/property/r/71157750
Cheapside, RG1 7AB	AH Lansley Residential, Reading	Flat	2	240000	5	0	51.45584	-0.97766	https://propertydata.co.uk/property/r/102782231
Projection RG1 1EG	Romans, Reading	Flat	2	240000	146	0	51.45733	-0.972939	https://propertydata.co.uk/property/r/99825092
Reading, Br RG1 7SZ	Chancellors, Reading	Flat	2	240000	28	0	51.451	-0.981	https://propertydata.co.uk/property/r/89222146
Deansgate RG1 2RZ	Hunters - Wokingham	Flat	2	240000	92	0	51.45144	-0.970517	https://propertydata.co.uk/property/z/55201090
Bath Road, RG1 6HP	AH Lansley Residential, Reading	Flat	2	240000	142	1	51.44865	-0.98861	https://propertydata.co.uk/property/r/77417118
Southcote RG30 2AG	Arins, Tilehurst	Flat	2	245000	57	0	51.45044	-0.99543	https://propertydata.co.uk/property/r/78761994
Chestnut C RG1 7YJ	Gooding & Co, Reading	Flat	2	245000	76	0	51.45471	-0.985526	https://propertydata.co.uk/property/r/90268378
80 Coley A RG1 6FJ	Urban Moves - Richmond	Flat	2	82500	57	0	51.4456	-0.98814	https://propertydata.co.uk/property/o/10305896
Reading, B RG1 2GU	Chancellors - Reading Sales	Flat	2	260000	21	0	51.45007	-0.96596	https://propertydata.co.uk/property/o/10259295
Reading, Br RG1 8AQ	Chancellors - Reading	Flat	2	265000	21	0	51.45959	-0.958027	https://propertydata.co.uk/property/z/58186893
The Meridi RG1 3DG	Walmsley Estate Agency, Caversham	Flat	2	260000	116	1	51.45611	-0.959071	https://propertydata.co.uk/property/r/100672055
Reading, Br RG1 7SZ	Chancellors - Reading	Flat	2	240000	26	0	51.451	-0.981	https://propertydata.co.uk/property/z/57744010
Valerie Coi RG1 6HP	Romans, Reading	Flat	2	245000	22	0	51.44867	-0.988539	https://propertydata.co.uk/property/r/107663660
Albion Terr RG1 5BG	Winkworth - Reading	Flat	2	265000	122	1	51.45132	-0.96268	https://propertydata.co.uk/property/o/9992687
Garden Me RG30 2HD	Davis Tate, Reading	Flat	2	245000	17	0	51.45048	-0.996367	https://propertydata.co.uk/property/r/104614292
Southcote RG30 2AG	Arins Property Services	Flat	2	245000	54	0	51.45044	-0.99545	https://propertydata.co.uk/property/z/57963331
Q2, Watlin RG1 4AQ	Prospect Estate Agency, Reading	Flat	2	260000	49	1	51.4539	-0.960949	https://propertydata.co.uk/property/r/76796751
Petworth C RG1 6PH	Patrick Williams - Tilehurst	Flat	2	245000	35	0	51.44953	-0.99207	https://propertydata.co.uk/property/o/10413930
Chestnut C RG1 7YJ	Gooding & Co - Reading	Flat	2	245000	59	0	51.45472	-0.98553	https://propertydata.co.uk/property/o/10279233
Reading, B RG1 8AQ	Chancellors - Reading Sales	Flat	2	265000	22	0	51.45959	-0.95803	https://propertydata.co.uk/property/o/10216066
Reading, B RG1 7XS	Chancellors - Reading Sales	Flat	2	240000	9	0	51.454	-0.979	https://propertydata.co.uk/property/o/9957578
Reading, Br RG1 8AQ	Chancellors, Reading	Flat	2	265000	22	0	51.45959	-0.958027	https://propertydata.co.uk/property/r/90376393

Date	Address	Postcode	Type	New-build	Tenure	Bedrooms	Price paid
15/03/2021 00:00	40, Malting	RG1 6QG	Flat	Old stock	Leasehold	1	222500
01/02/2021 00:00	24, Selborn	RG1 3BW	Flat	Old stock	Leasehold	1	215000
18/12/2020 00:00	4, Fobney S	RG1 6BY	Flat	Old stock	Leasehold	1	240000
18/12/2020 00:00	12, Baron C	RG30 2BP	Flat	Old stock	Leasehold	1	172000
26/11/2020 00:00	Flat 17, The	RG1 7AB	Flat	Old stock	Leasehold	1	225000
13/11/2020 00:00	Flat 52, Q2,	RG1 4AY	Flat	Old stock	Leasehold	1	205000
02/09/2020 00:00	6, Baron Cc	RG30 2BP	Flat	Old stock	Leasehold	1	175000
28/08/2020 00:00	Flat 11, Asf	RG1 6QW	Flat	Old stock	Leasehold	1	160000
14/08/2020 00:00	Flat 40, The	RG1 7AJ	Flat	Old stock	Leasehold	1	215000
10/07/2020 00:00	4, George S	RG1 7NT	Flat	Old stock	Leasehold	1	138000
28/02/2020 00:00	66, Tippet	RG2 0DJ	Flat	Old stock	Leasehold	1	160000
07/02/2020 00:00	30, Tippet	RG2 0DJ	Flat	Old stock	Leasehold	1	172000
28/01/2020 00:00	46, New Br	RG1 6QQ	Flat	Old stock	Leasehold	1	229200
17/01/2020 00:00	Flat 6, Seaf	RG1 7XD	Flat	Old stock	Leasehold	1	205000
20/12/2019 00:00	61c, South	RG1 4RA	Flat	Old stock	Leasehold	1	243000

05/03/2021 00:00	71, Elliots V	RG4 8BW	Flat	Old stock	Leasehold	2	265000
12/02/2021 00:00	19, Baron C	RG30 2BP	Flat	Old stock	Leasehold	2	196000
28/01/2021 00:00	3, The Broc	RG1 6DD	Flat	Old stock	Leasehold	2	285000
15/01/2021 00:00	29 Compas	RG1 4GQ	Flat	Old stock	Leasehold	2	229000
04/12/2020 00:00	59b, Cardif	RG1 8ET	Flat	Old stock	Leasehold	2	198000
30/11/2020 00:00	4, Katesgro	RG1 2ND	Flat	Old stock	Leasehold	2	145000
27/11/2020 00:00	32, Southei	RG1 5ES	Flat	Old stock	Leasehold	2	255000
30/10/2020 00:00	Flat 16, Jeff	RG1 7AY	Flat	Old stock	Leasehold	2	234000
28/10/2020 00:00	Flat 20, Kin	RG1 4PX	Flat	Old stock	Leasehold	2	220000
20/10/2020 00:00	37, Abbotsi	RG4 8BB	Flat	Old stock	Leasehold	2	395000
02/10/2020 00:00	Flat 1, Bear	RG1 6BT	Flat	Old stock	Leasehold	2	300000
18/09/2020 00:00	16, Talbot C	RG1 6QH	Flat	Old stock	Leasehold	2	100000
17/09/2020 00:00	Flat 15, Asf	RG1 6QW	Flat	Old stock	Leasehold	2	180000
04/09/2020 00:00	22, Kennet	RG1 3GF	Flat	Old stock	Leasehold	2	230000
03/09/2020 00:00	63, Abbotsi	RG4 8BB	Flat	Old stock	Leasehold	2	344000
28/08/2020 00:00	68, Elliots V	RG4 8BF	Flat	Old stock	Leasehold	2	300000
21/08/2020 00:00	22, St Pauls	RG1 6HF	Flat	Old stock	Leasehold	2	235000
05/08/2020 00:00	2b, River R	RG1 2NF	Flat	Old stock	Leasehold	2	222500
28/07/2020 00:00	14, Yew Lai	RG1 6DA	Flat	Old stock	Leasehold	2	290000
26/06/2020 00:00	78, Kennet	RG1 3GF	Flat	Old stock	Leasehold	2	248875
12/06/2020 00:00	Flat A, 104,	RG2 0EL	Flat	Old stock	Freehold	2	206000
04/06/2020 00:00	22, St Giles	RG1 2SA	Flat	Old stock	Leasehold	2	275000
01/06/2020 00:00	Flat 11, Hu	RG1 2NH	Flat	Old stock	Leasehold	2	282000
07/05/2020 00:00	30, Kennet	RG1 3GF	Flat	Old stock	Leasehold	2	245000
27/03/2020 00:00	14, Riversic	RG4 8AL	Flat	Old stock	Leasehold	2	437500
06/03/2020 00:00	Flat 14, Jeff	RG1 7AY	Flat	Old stock	Leasehold	2	87500
06/03/2020 00:00	Flat 24, The	RG1 7AB	Flat	Old stock	Leasehold	2	380000
28/02/2020 00:00	Flat 1, Cave	RG1 8BY	Flat	Old stock	Leasehold	2	234000
28/02/2020 00:00	Flat 27, Cav	RG1 8BY	Flat	Old stock	Leasehold	2	260000
03/01/2020 00:00	Flat 1, The	RG1 7AB	Flat	Old stock	Leasehold	2	243000
03/01/2020 00:00	Flat 10, Asf	RG1 6QW	Flat	Old stock	Leasehold	2	187500



KINGS • ROAD

www.300kingsroad.com



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STYLISH URBAN LIVING

300 Kings Road is an exclusive development offering contemporary studio, 1 and 2 bedroom apartments within the thriving centre of Reading. Benefiting from a landscaped Sky Garden, private gym, parking and the convenience of a concierge, 300 Kings Road has been created to surpass the expectations of today's busy professional. Reading's excellent position at the start of the Elizabeth Line

provides a quick 26-minute hop into London, and an excellent opportunity to capitalise on the transformative effect of the new line, which is set to slash commute times across the capital. Located on both the Great Western Railway and the M4 Motorway, Reading also lies in an enviable position, surrounded by unspoilt countryside and tranquil stretches of water from the River Thames and River Kennet.



www.300kingsroad.com

View from the Sky Garden



15



minutes walk to
Reading Train Station

26



minutes to Paddington

38



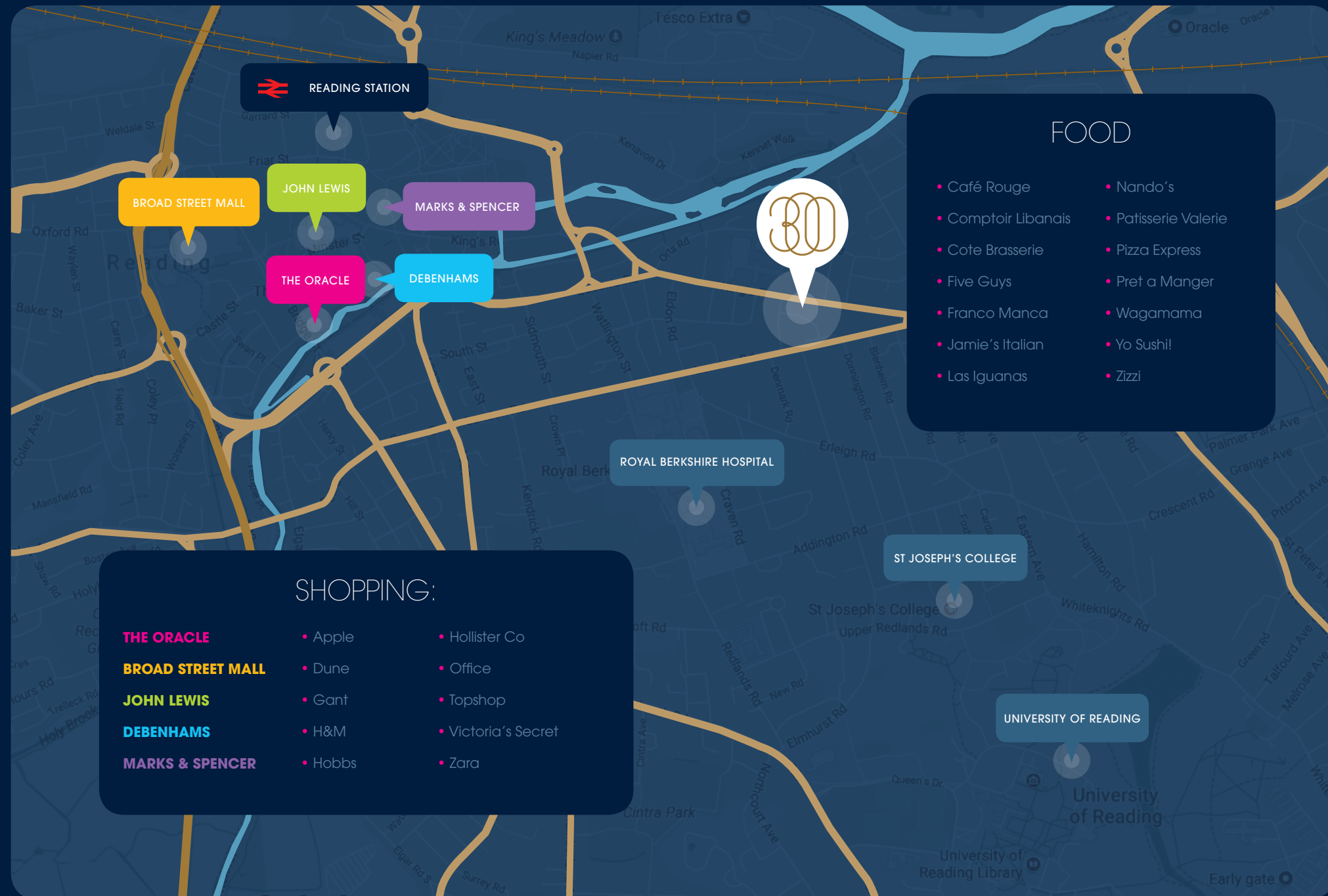
minutes to Heathrow

72



minutes to Bristol

Source: Trainline and Google Maps



FOOD

- Café Rouge
- Comptoir Libanais
- Cote Brasserie
- Five Guys
- Franco Manca
- Jamie's Italian
- Las Iguanas
- Nando's
- Patisserie Valerie
- Pizza Express
- Pret a Manger
- Wagamama
- Yo Sushii
- Zizzi

SHOPPING:

- THE ORACLE**
- BROAD STREET MALL**
- JOHN LEWIS**
- DEBENHAMS**
- MARKS & SPENCER**
- Apple
- Dune
- Gant
- H&M
- Hobbs
- Hollister Co
- Office
- Topshop
- Victoria's Secret
- Zara



LIVING IN READING



Reading boasts a rich cultural heritage with year-round arts & leisure activities, and an excellent choice of shopping and dining opportunities.



Reading has one of the most vibrant and walkable urban centres in the UK. You would be hard pressed to find somewhere that offers so much in such a concentrated area; a thriving shopping centre, a constantly evolving restaurant scene, museums, a medieval abbey, an attractive riverside, extensive pedestrianised areas and new living options, all well served by a brand new airport-style central station. Not to mention the close proximity to beautiful Sonning on Thames and Henley on Thames.



BASILDON PARK – an 18th Century National Trust House perfect for walks and exploring the garden

FORBURY GARDENS – this Victorian garden is home to the famous Maiwand Lion statue and 11th century abbey ruins

WELLINGTON COUNTRY PARK – a 350-acre park promoted as the 'Biggest Outdoor Play in Berkshire'



A CITY OF THE FUTURE

Reading, the business capital of the Thames Valley and
‘One of the most dynamic and prosperous towns in the UK.’



Reading is recognised for its productivity and entrepreneurial spirit, making it one of the best locations for economic expansion and business growth in the country. It has the highest density of tech business in the UK and is home to 13 of the world's top brands, including: Microsoft, Vodafone (Newbury), Oracle, Royal Berks, Yell, Symantec, BG Group (Oil & Gas company parented by Shell), Cisco and Verizon Business.



28%

of the population are graduates



20%

of the workforce are professional



30%

of employees are involved in finance, IT and business



The University of Reading has

17,000

students from

150

countries

Reading boasts a selection of leading private schools and two top-performing grammar schools, as well as a wide choice of private schools nearby. In addition, the University of Reading, with 17,000 students from 150 countries, is ranked in the top 200 of universities worldwide.

The town also has a well-educated population – 28% are graduates. Over 1/5th of its workforce have a professional occupation and over 1/3rd of its employees are involved in finance, IT and business activities – making it one of the top ten cities driving the UK economy.

Reading's infrastructure is continually improving with considerable investment in commercial properties, superstores and new housing developments. There are also a number of modern business parks, including the University of Reading's Thames Valley Science Park, due to open in 2018.



REGISTER YOUR INTEREST

300 Kings Road is conveniently located on the edge of Reading's flourishing city centre, and only a short walk to Reading's recently modernised railway station.

With its close proximity to London the rail links are exceptional; there's a 25-minute direct rail service to Paddington Station, which departs every 15 minutes, and a 40-minute direct rail service to Heathrow. In addition, Crossrail is clearly going to be a major part of Reading's transport links, with a further 40 stations, which will provide reduced journey times as well as access to some of London's main employment centres, such as Canary Wharf and

The West End. Reading's excellent rail links are also complemented with easy access to the M4 and M25.



PURCHASE YOUR NEW HOME WITH HELP TO BUY

HOW IT WORKS: A TYPICAL EXAMPLE

- Cost of your new home
£400,000
- 5% Deposit
£20,000
- 20% Government loan
£80,000
- 75% Mortgage
£300,000

TOTAL £400,000

5%
DEPOSIT

20%
EQUITY LOAN

75%
MORTGAGE



THE BASIC FACTS

- Backed by HM Government
- 5% deposit required
- 20% is covered by a Homes and Communities Agency equity loan which does not have to be repaid until you sell
- You obtain a mortgage for 75% of the price
- Available to first time buyers and current homeowners who meet the qualifying criteria
- Exclusively for owner occupiers
- You can buy a new home at participating developments with a maximum price of £600,000

Help to Buy Calculator

DISCOVER WHAT YOU CAN AFFORD!

Property price:
£230,000

5% deposit:
£11,500

20% Government loan:
£46,000

Mortgage required:
£172,500

www.help2obuy.gov.uk



FLOOR PLANS

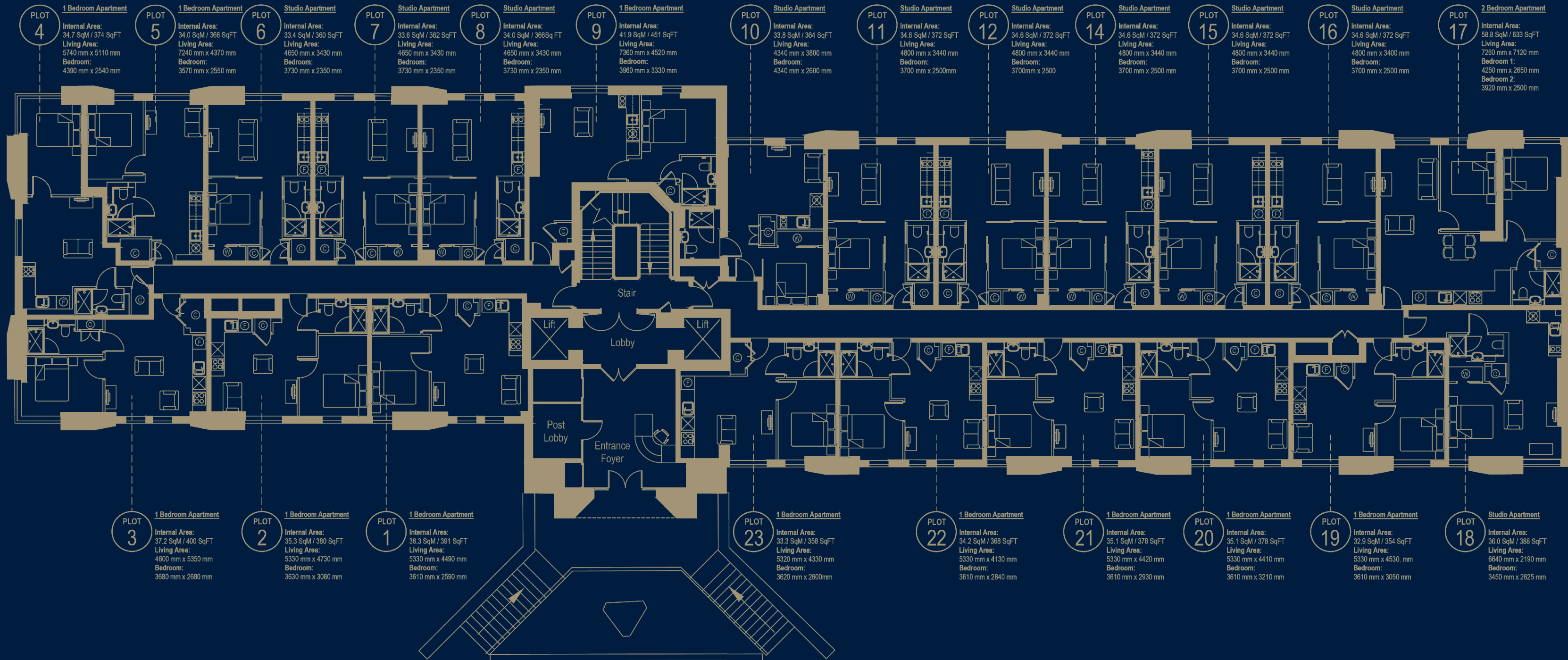


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GROUND FLOOR

Unit layouts and specifications are subject to change without notice.



Ground Floor Area Schedule	
Apartment Number	Area
1	36.3 m2
2	35.3 m2
3	37.2 m2
4	34.7 m2
5	34.0 m2
6	33.4 m2
7	33.6 m2
8	34.0 m2
9	41.9 m2
10	33.8 m2
11	34.6 m2
12	34.6 m2
14	34.6 m2
15	34.6 m2
16	34.6 m2
17	58.8m2
18	36.0 m2
19	32.9 m2
20	35.1 m2
21	35.1 m2
22	34.2 m2
23	33.3 m2

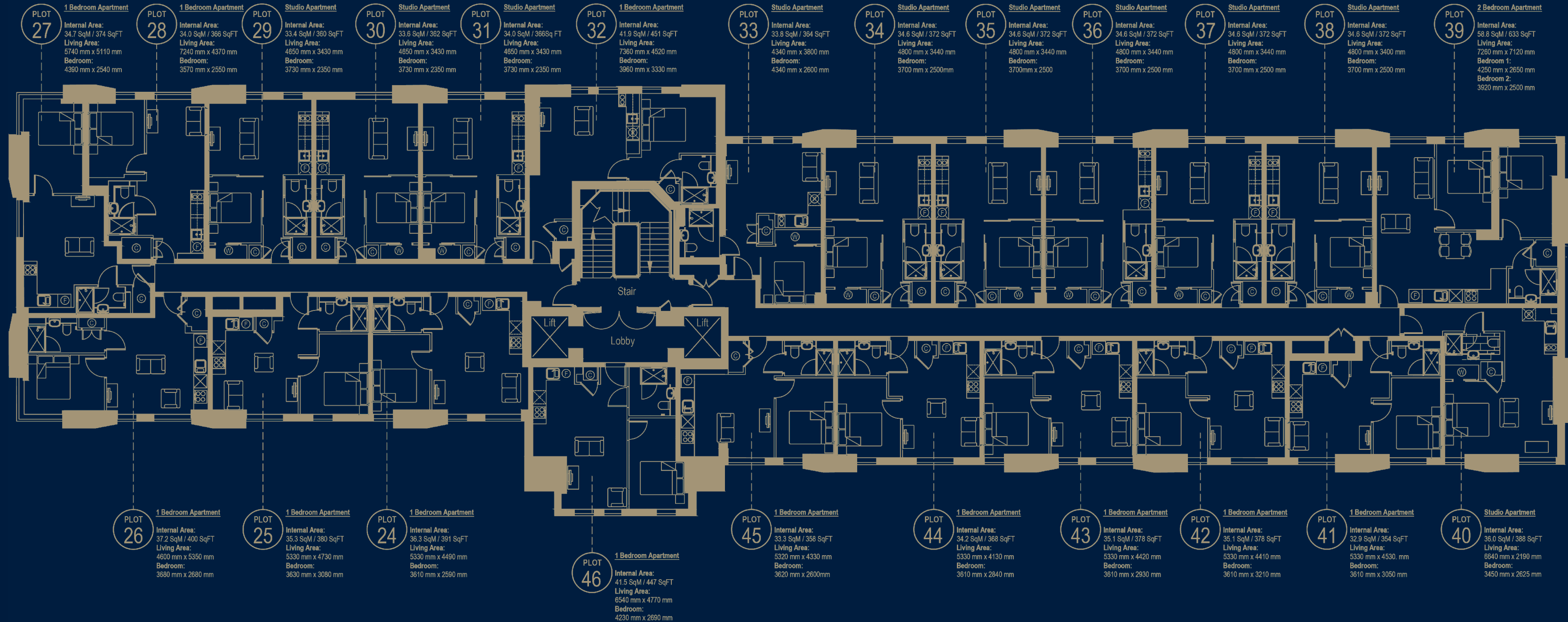
Legend	
Symbol	Description
ⓐ	Cupboard
ⓑ	Fridge
ⓒ	Wardrobe

Unit layouts and specifications are subject to change without notice.
All plots to be provided with domestic sprinkler systems.



1ST FLOOR

Unit layouts and specifications are subject to change without notice.



First Floor Area Schedule	
Apartment Number	Area
24	36.3 m2
25	35.3 m2
26	37.2 m2
27	34.7 m2
28	34.0 m2
29	33.4 m2
30	33.6 m2
31	34.0 m2
32	41.9 m2
33	33.8 m2
34	34.6 m2
35	34.6 m2
36	34.6 m2
37	34.6 m2
38	34.6 m2
39	58.8m2
40	36.0 m2
41	32.9 m2
42	35.1 m2
43	35.1 m2
44	34.2 m2
45	33.3 m2
46	41.5 m2

Legend	
Symbol	Description
Ⓢ	Cupboard
Ⓡ	Fridge
Ⓦ	Wardrobe

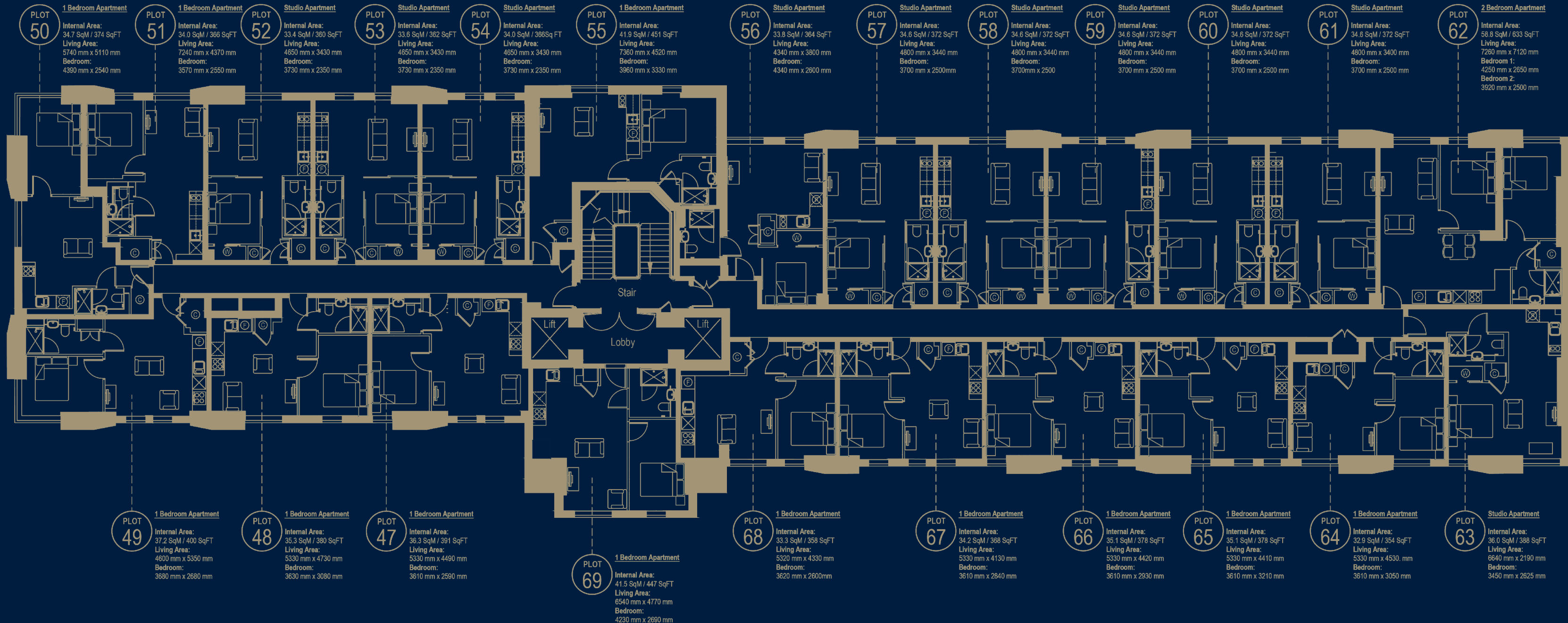
Unit layouts and specifications are subject to change without notice.
All plots to be provided with domestic sprinkler systems.

30

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2ND
FLOOR

Unit layouts and specifications are
subject to change without notice.



Second Floor Area Schedule	
Apartment Number	Area
47	36.3 m2
48	35.3 m2
49	37.2 m2
50	34.7 m2
51	34.0 m2
52	33.4 m2
53	33.6 m2
54	34.0 m2
55	41.9 m2
56	33.8 m2
57	34.6 m2
58	34.6 m2
59	34.6 m2
60	34.6 m2
61	34.6 m2
62	58.8m2
63	36.0 m2
64	32.9 m2
65	35.1 m2
66	35.1 m2
67	34.2 m2
68	33.3 m2
69	41.5 m2

Legend	
Symbol	Description
Ⓢ	Cupboard
Ⓡ	Fridge
Ⓦ	Wardrobe

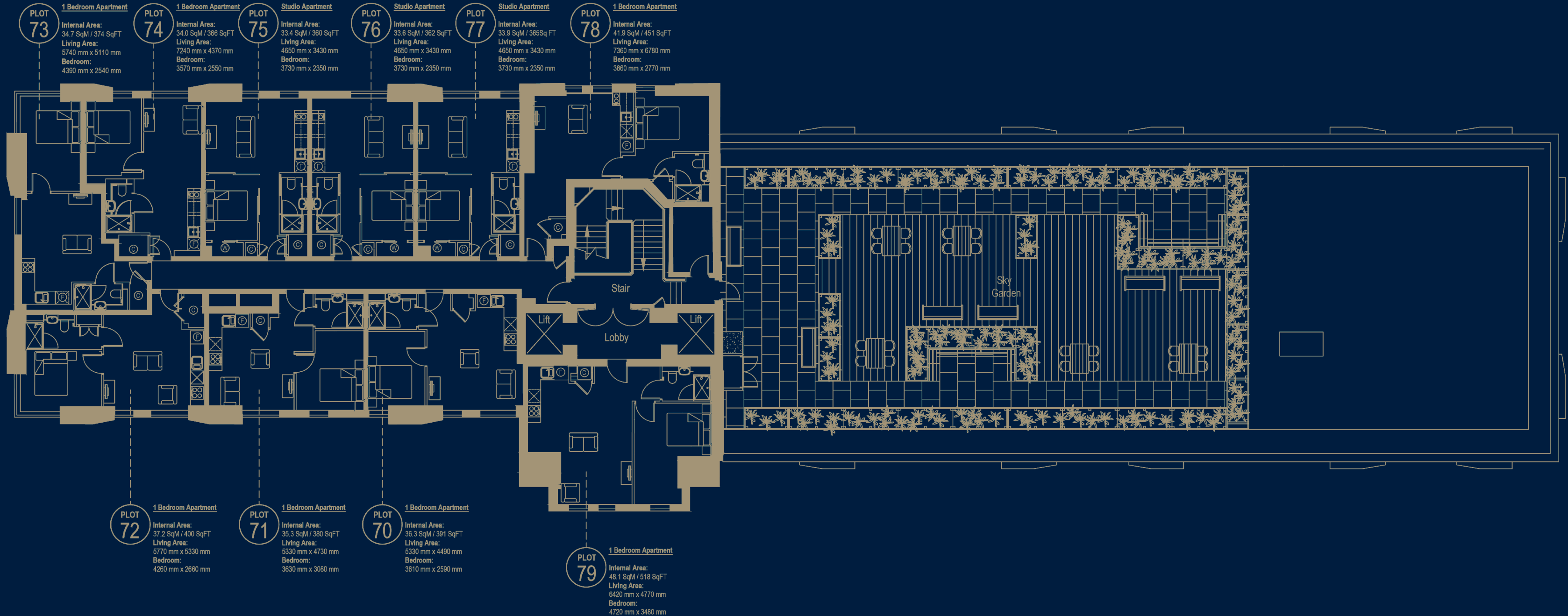
Unit layouts and specifications are subject to
change without notice.
All plots to be provided with domestic sprinkler systems.

30

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3RD
FLOOR

Unit layouts and specifications are
subject to change without notice.



Third Floor Area Schedule

Apartment Number	Area
70	36.3 m2
71	35.3 m2
72	37.2 m2
73	34.7 m2
74	34.0 m2
75	33.4 m2
76	33.6 m2
77	33.9 m2
78	41.9 m2
79	48.1 m2

Legend

Symbol	Description
Ⓢ	Cupboard
Ⓡ	Fridge
Ⓦ	Wardrobe

Unit layouts and specifications are subject to
change without notice.
All plots to be provided with domestic sprinkler systems.



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STUDIO APARTMENT



KINGS • ROAD

ONE BED APARTMENT



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The images featured here are rendered to give an impression of the design only and are subject to change without notice.



QUALITY AS STANDARD

All apartments at 300 Kings Road come complete with fully-fitted contemporary kitchens, and a range of other features:

- Single electric oven
- Induction hob
- Integrated slimline dishwasher
- Fridge/Freezer
- Washer/Dryer
- Heated chrome towel rail
- All satin chrome hardware
- New double-glazed windows

ADDITIONAL FEATURES

Sometimes it's the little extra touches that make a place feel more like home:



CONCIERGE



FANTASTIC SKY GARDEN



2 x 8 PERSON LIFTS



34 BIKE SPACES



ENTRY DOOR SYSTEM WITH CCTV



50 PARKING SPACES



PRIVATE GYM

www.300kingsroad.com



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TITAN PROPERTY DEVELOPMENTS

"When it comes to buying a new home, the thing purchaser's care about most, after location, is the quality of product they are investing in. This is something in which the team at Titan excel. They have a reputation for creating well thought out, contemporary living spaces where the attention to detail is superb. As a result, their new developments attract great interest – from both end users and investors."

Savills Head of Residential Sales Berkshire

**Carson
& Co.**

Now taking reservations, please call
01189 576 511 • 01189 520 540

savills

reading@carsons.co.uk



300kingsroad@savills.com

www.300kingsroad.com

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Appendix C – Build Costs – BCIS

£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 03-Jul-2021 00:42

› Rebased to Reading (108; sample 33)

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Rehabilitation/Conversion							
810. Housing, mixed developments (15)	1,391	374	902	1,742	1,962	1,976	5
816. Flats (apartments)							
Generally (15)	1,716	499	1,031	1,348	1,781	5,881	81
1-2 storey (15)	2,221	728	1,133	1,413	2,557	5,881	17
3-5 storey (15)	1,459	499	1,063	1,315	1,570	5,503	47
6 storey or above (15)	1,985	573	924	1,470	2,409	4,930	16

Reading Borough Council Community Infrastructure Levy Annual CIL Rate Summary

The Reading Borough Council's Charging Schedule, Annual CIL Rate Summary, is set out in the table below and has been prepared in accordance with the Town and Country Planning Act 2008 and the Community Infrastructure Regulations 2010 (as amended).

The Charging Authority

Reading Borough Council, as the Planning Authority, is the Charging Authority (CA).

Date of Effect

This Charging Schedule took effect on 01/04/2015

The Annual CIL Rate year

1 January 2021 to 31st December 2021

Schedule of Rates

Reading Borough Council charges CIL in respect of development for the following rates in the year 01/01/2021 - 31/12/2021.

Use	Charging Zone Location	Index figure for 2015	Index figure for 2020	Charge £/m ²
Residential / Hotels / Sheltered Housing / Private Rented Hostel Accommodation (including student accommodation)	Boroughwide	255	333	£156.71
Care homes (those providing nursing care and fully catered)	Boroughwide	255	333	£0.00
A1 Retail	Central Reading*	255	333	£0.00
A1 Retail of 2000m ² and over (including foodstores)	Remainder of Borough	255	333	£195.88
A1 Retail of under 2000m ² (including foodstores)	Remainder of Borough	255	333	£0.00
Offices	Central Core**	255	333	£39.18
All other chargeable developments	Boroughwide	255	333	£0.00

* Reading Central Area: defined in the Reading Local Plan (adopted 2019) , ** Walk time catchment of Reading Rail Station

Yearly figures since the adoption of the Charging schedule.

Use	Charging Zone Location	Charge £/m2						
		2015	2016	2017	2018	2019	2020	2021
Residential / Hotels / Sheltered Housing/ Private Rented Hostel Accommodation (including student accommodation)	Boroughwide	£120.00	£128.94	£134.59	£147.29	£148.24	£157.18	£156.71
Care homes (those providing nursing care and fully catered)	Boroughwide	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
A1 Retail	Central Reading*	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
A1 Retail of 2000m ² and over (including foodstores)	Remainder of Borough	£150.00	£161.18	£168.24	£184.12	£185.29	£196.47	£195.88
A1 Retail of under 2000m ² (including foodstores)	Remainder of Borough	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Offices	Central Core**	£30.00	£32.24	£33.65	£36.82	£37.06	£39.29	£39.18
All other chargeable developments	Boroughwide	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00

* Reading Central Area: defined in the Reading Local Plan (adopted 2019) , ** Walk time catchment of Reading Rail Station

Appendix D – Viability Appraisal



Oxford Road/ Cheapside Reading
Residual Appraisal
Contribution for affordable housing

38/40 Oxford Road / 3&5 Cheapside
Reading
RG1 7LA

Development Pro Forma
Prepared by Richard Bray BSC MRICS MCIOB
Beresfords
July 15, 2021
12:23:32 PM

Oxford Road/ Cheapside Reading
Residual Appraisal
Contribution for affordable housing

Project Pro Forma for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate	ft²	Unit Price	Gross Sales
Unit 1	1	357	560.22	200,000	200,000	
Unit 2	1	320	594.49	190,000	190,000	
Unit 3	1	370	527.03	195,000	195,000	
Unit 4	1	452	486.73	220,000	220,000	
Unit 5	1	426	481.22	205,000	205,000	
Unit 6	<u>1</u>	<u>344</u>	537.79	185,000	<u>185,000</u>	
Totals	6	2,269				1,195,000

TOTAL PROJECT REVENUE

1,195,000

DEVELOPMENT COSTS

ACQUISITION COSTS

Residualized Price		306,230	
			306,230
Agent Fee	1.00%	3,062	
Legal Fee		5,000	
			8,062

CONSTRUCTION COSTS

Construction	ft²	Build Rate	ft²	Cost
Unit 1	420	159.00	66,780	
Unit 2	376	159.00	59,784	
Unit 3	435	159.00	69,212	
Unit 4	532	159.00	84,551	
Unit 5	501	159.00	79,687	
Unit 6	<u>405</u>	159.00	<u>64,348</u>	
Totals	2,669 ft²		424,362	
Developers Contingency		5.00%	21,218	
s106/CIL			34,789	
				480,369
Other Construction Costs				
Site Prep/Stripout/Licences etc			20,000	
Services	6 un	1,000.00 /un	6,000	
NHBC	6 un	2,500.00 /un	15,000	
Staircase repositioning			12,000	
				53,000

PROFESSIONAL FEES

Other Professional Fees	10.00%	47,736	
			47,736

DISPOSAL FEES

Sales Agent Fee	2.00%	23,900	
Sales Legal Fee	0.50%	5,975	
			29,875

Oxford Road/ Cheapside Reading
Residual Appraisal
Contribution for affordable housing
TOTAL COSTS BEFORE FINANCE

925,272**FINANCE**

Timescale	Duration	Commences
Pre-Construction	1	Jul 2021
Construction	9	Aug 2021
Building Fitout	4	Jan 2022
Holding Period	3	May 2022
Sale	3	May 2022
Total Duration	13	

Debit Rate 7.00%, Credit Rate 0.00% (Nominal)

Total Finance Cost

30,728**TOTAL COSTS****956,000****PROFIT****239,000****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR% (with Interest)	49.59%



Oxford Road/ Cheapside Reading
Residual Appraisal - Alternative 2/3 Bedroom scheme
Contribution for affordable housing

38/40 Oxford Road / 3&5 Cheapside
Reading
RG1 7LA

Development Pro Forma
Prepared by Richard Bray BSC MRICS MCIOB
Beresfords
July 14, 2021
4:58:46 PM

Oxford Road/ Cheapside Reading
Residual Appraisal - Alternative 2/3 Bedroom scheme
Contribution for affordable housing

Project Pro Forma for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate	ft²	Unit Price	Gross Sales
First Floor	1	796	402.01	320,000	320,000	
Second Floor	1	822	401.46	330,000	330,000	
Third Floor	<u>1</u>	<u>770</u>	422.08	325,000	<u>325,000</u>	
Totals	3	2,388				975,000

TOTAL PROJECT REVENUE **975,000**

DEVELOPMENT COSTS

ACQUISITION COSTS

Residualized Price		132,450	
			132,450
Agent Fee	1.00%	1,324	
Legal Fee		5,000	
			6,324

CONSTRUCTION COSTS

Construction	ft²	Build Rate	ft²	Cost
First Floor	936	159.00	148,899	
Second Floor	967	159.00	153,762	
Third Floor	<u>906</u>	159.00	<u>144,035</u>	
Totals	2,809 ft²		446,696	
Developers Contingency		5.00%	22,335	
Affordable Contribution			34,789	
				503,820
Other Construction Costs				
Site Prep/Stripout/Licences etc			20,000	
Services	3 un	1,000.00 /un	3,000	
NHBC	3 un	2,500.00 /un	7,500	
Staircase repositioning			12,000	
				42,500

PROFESSIONAL FEES

Other Professional Fees	10.00%	48,920	
			48,920

DISPOSAL FEES

Sales Agent Fee	2.00%	19,500	
Sales Legal Fee	0.50%	4,875	
			24,375

TOTAL COSTS BEFORE FINANCE **758,389**

FINANCE

Timescale	Duration	Commences
Pre-Construction	1	Jul 2021
Construction	9	Aug 2021

Oxford Road/ Cheapside Reading**Residual Appraisal - Alternative 2/3 Bedroom scheme****Contribution for affordable housing**

Building Fitout	4	Jan 2022
Holding Period	3	May 2022
Sale	3	May 2022
Total Duration	13	

Debit Rate 7.00%, Credit Rate 0.00% (Nominal)

Total Finance Cost 21,611

TOTAL COSTS**780,000****PROFIT****195,000****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR% (with Interest)	57.58%