



The address - Land At, 362 Oxford Road, Reading, RG30 1AQ **01/06/2021**

To Whom it may concern,

I am writing to convey our opinion regarding future sales of the new build scheme at the Oxford Road, Reading, Berkshire. In our opinion if possible there is a need to reconsidered the units or layout regarding the inclusion of three-bedroom flats.

Currently there seems little demand for three-bedroom flats in this area and maybe better to utilise the space more efficiently for more one- or two-bedrooms units that will not only have a better rate of sale it will provide more affordable units for the first-time buyer market.

For an example, as of today's date I have searched the web portal Rightmove in Reading as an area for new build three-bedroom properties and there are only 6 currently available and all not sold. This alludes to the fact that there is not much desire for them as the price point leaves it comparable to getting a three-bedroom house in the same area. This compared to a search for similar new build one- or two-bedroom units that displays 83 and of those many that are either sold or under offer. The above is a small snap shot that we believe shows that this area does not have the demand for three-bedroom flats as opposed to the positive view of one- and two-bedroom flats.

In conclusion it is evident that the planning requirement for 3 bed apartments does not tie in with the current market requirements. I note that the revised scheme has retained 4 x 3 bed units. In my professional opinion, the 4 x 3 bed units as outlined will still be extremely difficult to sell/ rent should the scheme as shown be built out. I would strongly advise you to re-design the scheme to omit all 3 bedroom flats if possible.

Your sincerely,

Paul Farren

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