



RAMMURTI DESIGN LTD
ARCHITECTURAL & PLANNING SERVICES
268 TILEHURST ROAD, READING RG30 2NE
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*Proposed 2No new houses as infill to run of terraces
on land known as 76a Queens Road, Caversham, Reading RG4 8DL
For
Oakville Realty Limited*

76a, Queens Road, Reading RG1 7AB

*DRAFT Heads of Terms
S106 agreement for Planning obligations*

04th June 2026



Location plan

Planning obligation

The S106 agreement will be in respect of the planning obligations accepted by the applicants in relation to Social housing, where two dwellings are being created on the plot of land created by removing the existing now redundant buildings.

Between

Oakville Realty Limited

&

Reading Borough Council of Civic Offices, Bridge Street, Reading RG1 2LU (Planning Authority)

The land

76a, Queens Road, Reading RG1 7AB

Title Number: BK484124

Land Ownership

The Owners are the freehold owners of the land and have an interest in the land within the meaning of the term Section 106 (9) (b) of the 1990 Act.

Planning application

Reference Number tbc in relation to the proposed new two dwellings to be advised once known

Obligation amount

The owners accept that a contribution is required calculated as 10% of the Gross Development Value of the project, payable at 50% of this figure due to 2No dwellings being created following conversion of the existing building.

Valuations have been received from three local estate agents, where the average has been taken from the ranges that they have quoted as follows:

Agent	Plot 1	Plot 2	Total
Nicholas Estate Agents	£375,000	£400,000	£775,000
Masons Estate Agents	£420,000	£430,000	£850,000
Romans Estate Agents	£385,000	£385,000	£770,000
		Total =£2,395,000/3= £798,000	

Therefore the applicants have accepted that the contribution applicable would be 5% of ££798,000 totalling **£39,900**.

On the basis that a contribution amount is accepted by the applicants, the need for an appraisal is not therefore necessary and has not been commissioned as part of this application.

It is expected that this amount would become due and payable prior to first occupation of the building.

Councils' legal fees

The applicants accept that the council fees will be required to be paid by them to set up the S106 agreement.

Solicitor's details

To be confirmed

Appendices - Agents Valuations

Mrs Anu Kaur
158, Nestles Avenue
Hayes
Middlesex
UB3 4QF

Our Ref:

27th March 2026

Dear Mrs Kaur,

Re: 76a Queens Road, Caversham, Reading, Berkshire, RG4 8DL

Thank you for inviting us to inspect your home to provide you with an up to date market appraisal. In an assessment of this nature it is impossible to be precise, however our advice is based on research into the current market and extensive local knowledge.

With this in mind, we would suggest that your property should achieve a price in the region of £375,000 to £400,000. In order for this to be achieved we would recommend an initial asking price of £400,000.

This should be reviewed on a regular basis with a full review after four weeks of marketing. This review ensures that we are on the right track and that your property does not remain unsold for an extended period of time.

We are confident that our pro-active approach to marketing combined with our customer care programme will be instrumental in securing you a buyer at the best possible price and in the timescale that you require.

We look forward to your instructions to market the property, in the mean time please contact us if you have any further enquiries.

Yours sincerely,

Mark Peto
Director

Nicholas Estate Agents & NEA Lettings

7 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

Tel: 0118 948 4040 www.nicholas1882.co.uk Email: mp@nicholas1882.co.uk

 @CavershamAgent  Nicholas Estate Agents & NEA Lettings

Registered address: 1 Foley Place, Common Road, Claygate, Esher, Surrey KT10 0HU. Company Number: 089044324



25/04/2026

Mr Harry

Dear Mr Harry

Re: 76a & 76b Queens Road, Caversham, Reading RG4 8DL

Thank you for inviting Masons to carry out a market appraisal of the above properties.

In my opinion, 76a Queens Road should achieve a sales figure in the region of £440,000/£450,000. This is based on the current condition of the property as inspected, and recent sold house prices within the area, as well as current demand.

In my opinion, 76b Queens Road should achieve a sales figure in the region of £420,000/£430,000. This is based on the current condition of the property as inspected, and recent sold house prices within the area, as well as current demand.

I can confirm that our fee would be 1% plus VAT, and that we do not sign our clients into restrictive exclusivity contracts – we ask for just 1 days' notice to terminate our agency agreement. We will also pay for professional photography which will be included within our fee.

The property will be advertised online on Rightmove, Boomin, OneDome, our own website and other social media outlets.

We will liaise with all professional parties concerned and deal with all enquiries, to ensure that the marketing and sale of your property comes to a swift and hassle free completion. I also draw your attention to the fact that Masons Estate Agents are members of The Property Ombudsman.

Should you have any further questions, please do not hesitate to contact me. I look forward to hearing from you in due course.

Yours sincerely

Tim Mason

27th April 2026

Mr H Singh
76a Queens Road
Reading
Berkshire
RG4 8DL

Dear Mr Singh,

Re: Valuation of new build on Queens Road

Our recommendations are based on recent investigations carried out by our residential sales department. With strong demand in the area, and should you decide to move forward with your plans, we would be delighted to bring your home to the open market.

Based on current market conditions, it is our opinion that an open market valuation for the property on Queens Road would be in the region of £385,000.

Best Wishes,

Chris Wilkins
Valuer, Residential Sales
cwilkins@romans.co.uk