



2-4 Send Road, Caversham,  
Reading, RG4 8EH



## Freehold Development Opportunity

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- Freehold Development Opportunity
  - Planning permission has been submitted for the construction of 9 houses
  - GIA- 794m<sup>2</sup> / 8,545sqft
  - Amenities closeby including Waitrose, Caversham Health Club, and Christchurch Meadows Park
  - Reading Station is a 3 minute drive away or a 10 minute walk along the river
  - Freehold with vacant possession
  - Offers in excess of £725,000 for the freehold interest subject to final S106 sign off
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### Description

The existing site currently comprises a single storey residential property on 2 Send Road and an occupied light industrial unit on 4 Send Road. Planning permission has been submitted to Reading Borough Council for the replacement of the existing building with 9 houses. There is a resolution to grant planning subject to final S106 agreement being signed.

### Location

The site is located along Send Road south of the junction with Gosbrook Road. The immediate area consists of a mix of light industrial buildings and housing. To the west of the site, there is predominantly Victorian terraced housing all set back from the pavement.

The area is well served in terms of local amenities, including nurseries and Queen Anne's School (0.7 miles). The site is within easy walking distance of the River Thames, and the town centers of Caversham and Reading, including The Oracle Shopping Centre. The site is also close to Reading University.

Highfield

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Investments

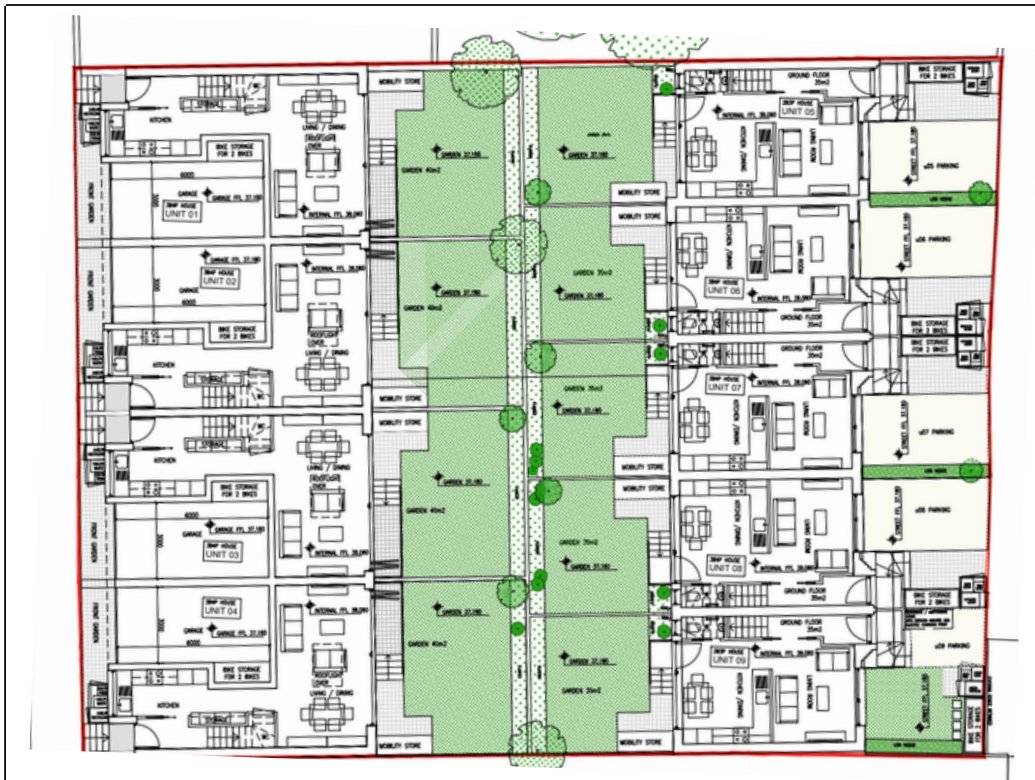
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## Proposed Schedule

Unit	Type	Beds	GIA (m2)	GIA (ft2)
1	House with Garage	3 beds	96	1,033
2	House with Garage	3 beds	96	1,033
3	House with Garage	3 beds	96	1,033
4	House with Garage	3 beds	96	1,033
5	House with Parking	2 beds	70	753
6	House with Parking	3 beds	90	969
7	House with Parking	3 beds	90	969
8	House with Parking	3 beds	90	969
9	House with Parking	2 beds	70	753
Total GIA			794	8,545

## Proposed Floor Plans

### Ground Floor Plan:



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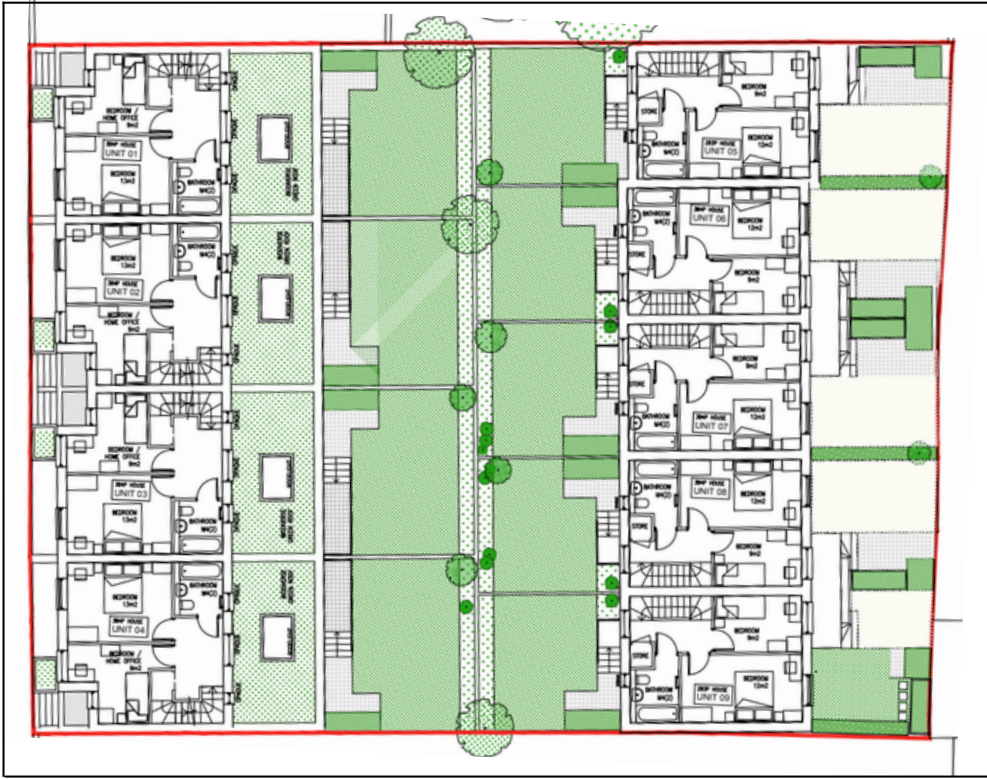
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First Floor Plan:



Second Floor Plan:



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CGI:



CGI:



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## Transport

The nearest station is Reading Train Station and is situated a 3 minute drive away (0.9 miles) or 10 minute walk along the river. Reading Station provides direct access to London Paddington Station within 21 minutes, and the heart of London via Cross Rail. There is also a Rail Air link to London Heathrow and a rail link to London Gatwick. The site is on a high frequency bus route and local cycle network.

## Planning Permission

Reference Number [\[211739\]](#) Planning has been submitted for the demolition of the existing buildings and the erection of 9 new houses with associated parking and landscaping. There is a resolution to grant planning subject to the final S106 agreement being signed.

## Existing Site



## Site Plan



## Additional Information

Please contact a member of the team at Highfield Investments for the further information pack.

## Access

Available upon request.

## CIL

The total CIL liability is estimated at approximately £100,000.

## S106

There is no S106 contribution due, although the site is subject to a late-stage review mechanism.

## VAT

We have been advised that VAT is not applicable.

## Conditions of Sale

A 2-bedroom house to be handed back to the owner upon completion of the proposed development. There is an option for an easement with the owner of Forge Close to remove the fence and provide access at a cost of £40,000.

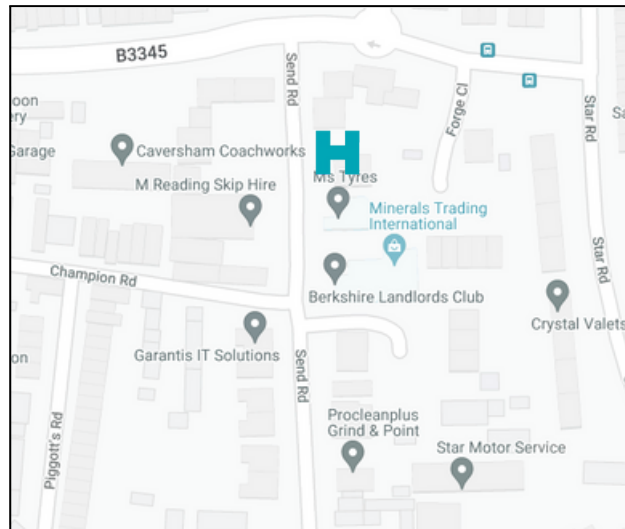
## Tenure

Freehold.

## Terms

Highfield are inviting offers in excess of £725,000 for the freehold interest subject to final S106 sign-off.

## Site Location



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