



389 Gosbrook Road,
Caversham, Reading, RG4
8ED



FOR ILLUSTRATION PURPOSES ONLY

Freehold Development Opportunity

- Freehold Development Opportunity
 - Planning permission has been submitted for the construction of 6 flats with car parking
 - GIA- 307m² / 3,305sqft
 - Amenities closeby including Waitrose, Caversham Health Club and Christchurch Meadows Park and Kings Meadow park
 - Reading Station is a 3 minute drive away or a 10 minute walk along the river
 - Freehold
 - Offers in excess of £500,000 for the freehold interest subject to final S106 sign off
-

Description

The site is currently a vacant office building and warehouse which is located within Reading Borough Council. There is a resolution to grant planning subject to the final S106 agreement being signed. Permission is for demolition of the existing building and erection of a new building containing 6 flats.

Location

The site is located on a corner plot where Gosbrook Road meets Send Road. The main frontage of the development faces Send Road.

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 centres of Caversham and Reading, including The Oracle Shopping Centre. The site is also close to Reading University.

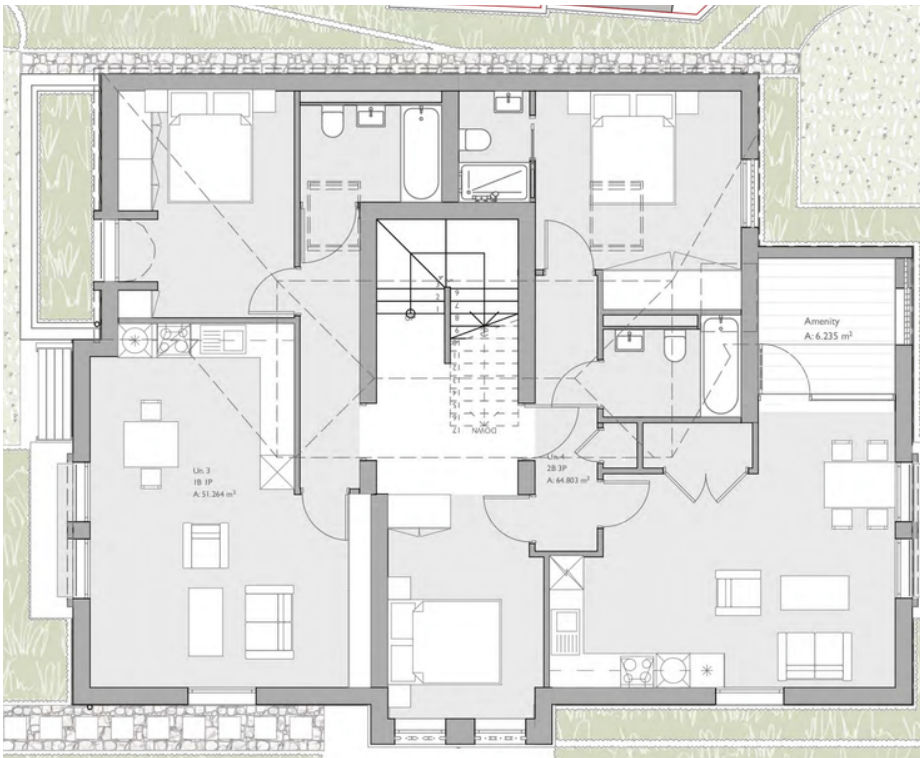
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Proposed Schedule

Unit	Type	Beds	GIA (m2)	GIA (ft2)
1	Flat	1	55	592
2	Flat	1	55	592
3	Flat	1	51	549
4	Flat	2	65	700
5	Flat	1	41	441
6	Flat	1	40	431
Total GIA			307	3,305

Proposed Floor Plans

Ground Floor Plan :



+44 (0)1992 660204

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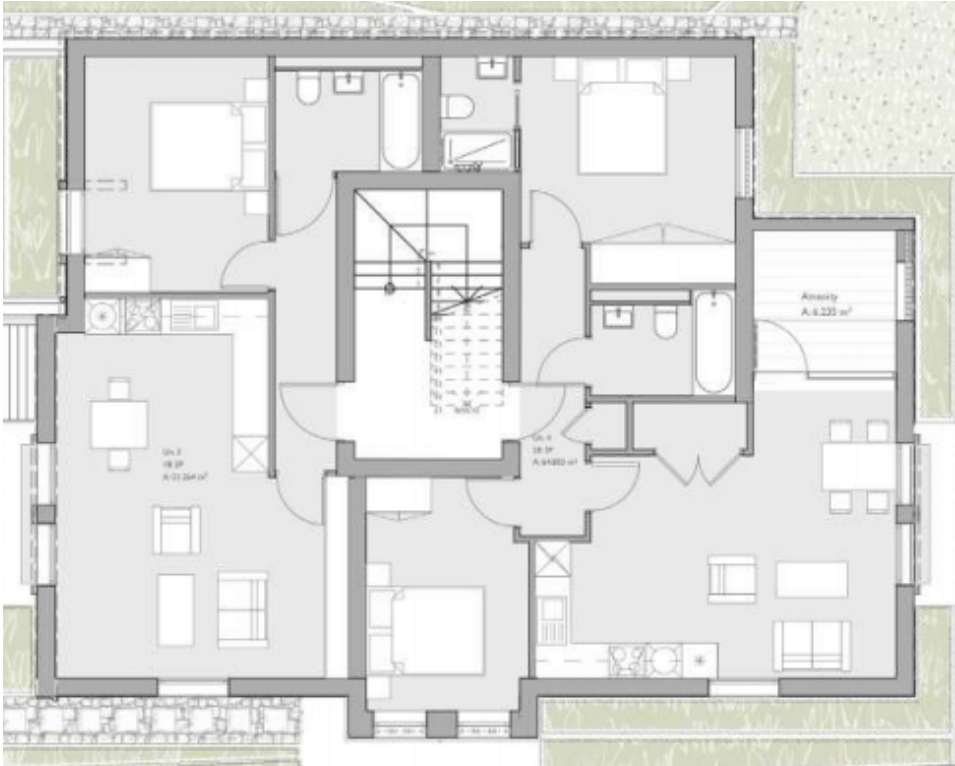
Sam Murphy
01992 660204 Email Sam

Kishan Popat
01992 660204 Email Kishan

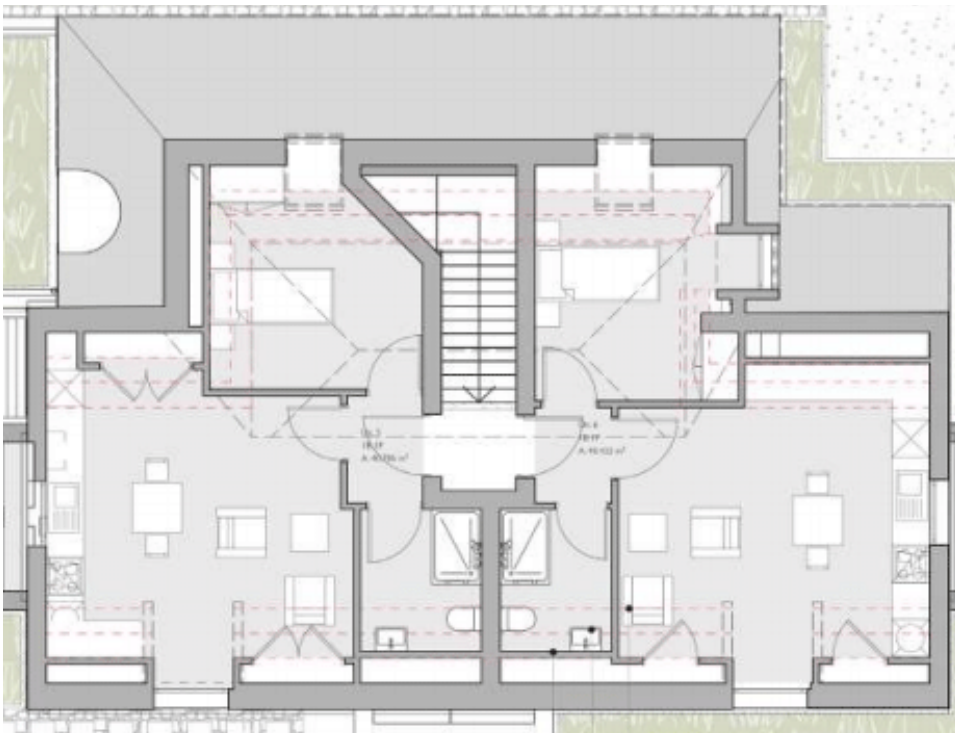
Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.

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First Floor Plan :



Second Floor Plan :



Sam Murphy
01992 660204 Email Sam

Kishan Popat
01992 660204 Email Kishan

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CGI :



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Transport

The nearest station is Reading Train Station which 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 [\[210279\]](#) Planning permission has been submitted for the demolition of the existing building and erection of a new building containing 6 flats with associated car 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 £12,500.

S106

The total S106 contribution will be £10,000 paid on completion of the final unit and late stage review mechanism.

VAT

We have been advised that VAT is not applicable.

Tenure

Freehold.

Terms

Highfield are inviting offers in excess of £500,000 for the freehold interest.

Site Location



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