

BLOCK ONE - FORMER DELLWOOD HOSPITAL

22 Liebenrood Road, Reading RG30 2DX



Key Highlights

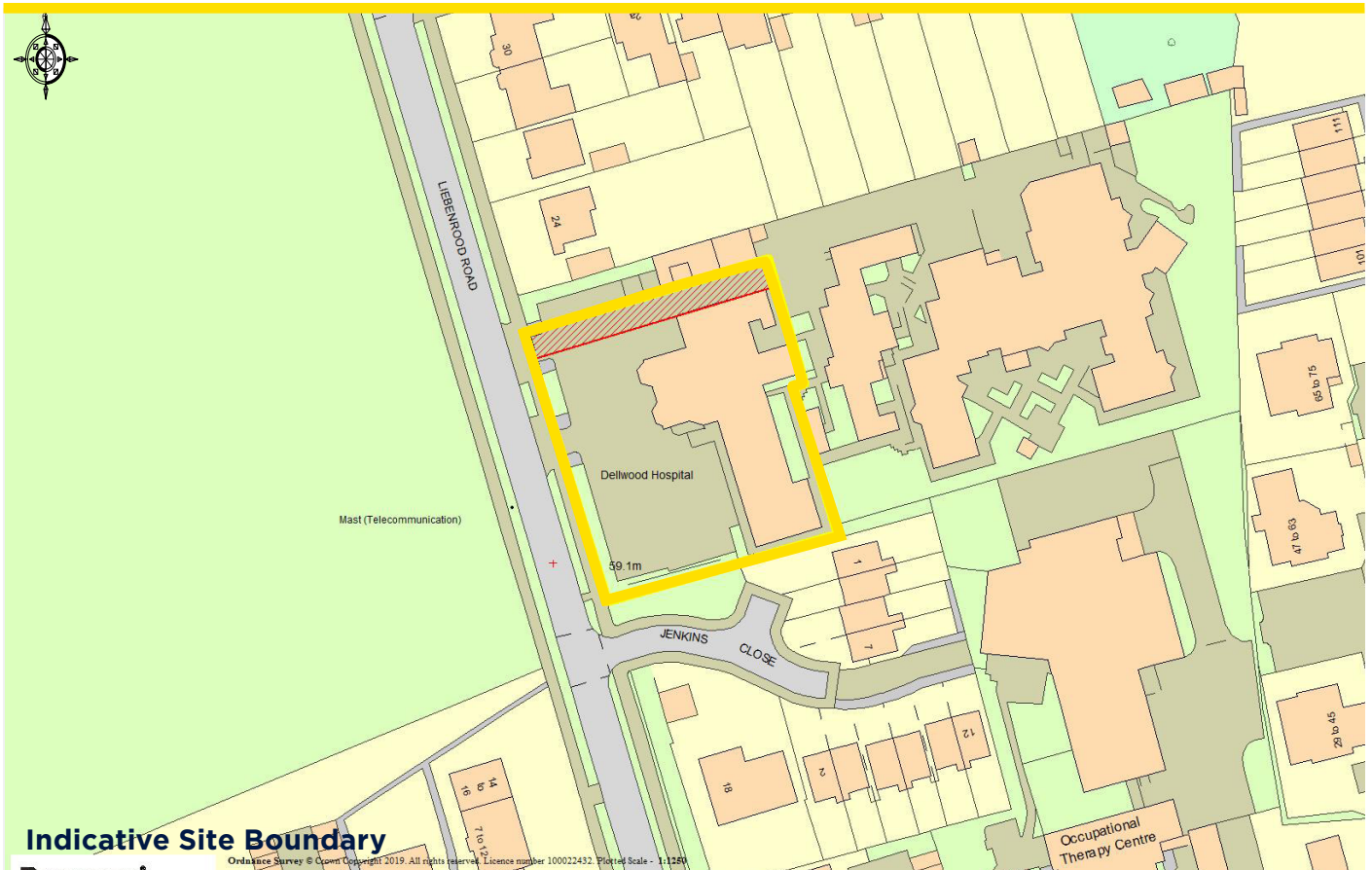
- Brownfield site comprising former hospital and car parking area
- Total Site area of approximately 0.29 hectares (0.72 acres)
- Allocated for 11-17 dwellings in Reading's Sites & Detailed Policies Document (2012)
- Positive pre-application for re-development to provide 14 dwellings (2018)
- Situated approximately 3.2km (2 miles) south west of Reading town centre
- Offers for the freehold are invited by 12 noon on Wednesday 20th March 2019

5-6 Napier Court
Napier Road
Reading
RG1 8BW

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Directions

From the centre of Reading take the A329 towards Basingstoke and the M4. Continue along the A329 before taking the slip road for the A4155. At the roundabout take the 3rd exit onto Castle Street / A4155. Follow Castle Street, continuing straight onto the Bath Road / A4155. Continue along the Bath Road for approximately 1.6km (1 mile). At the traffic lights, turn right onto Liebenrood Road where Dellwood community hospital can be found approximately 250m on the right hand side.

Location

The site is situated approximately 3.2km (2 miles) south west of Reading town centre. Reading is a strategic regional town in the Thames Valley / M4 corridor with a population of circa 200,000 people. The town is located approximately 67km (42 miles) west of London, 44km (27.5 miles) south of Oxford and 27km (17 miles) east of Newbury.

Reading accommodates a number of retail outlets such as the Oracle Shopping Centre, Broad Street Mall and the Hexagon theatre, a variety of supermarkets including Sainsbury's, Waitrose and Marks & Spencer, a cinema, numerous bars and riverside restaurants.

The nearest railway station is located approximately 4.3km (2.5 miles) north east of the site in the centre of Reading. Due in 2020, Reading will benefit from the western section of the Crossrail route, which will provide direct journeys into the West End, City and east London. When full service commences there will be 4 trains per hour from Reading calling at Twyford, Maidenhead, Slough and Ealing Broadway to Paddington.

The nearest bus stop is located on the Bath Road, approximately 350 metres (0.2 miles) from the site, and offers bus services to Reading Town Centre, Caversham Park Village and Calcot Sainsbury's.

Reading and the surrounding area benefits from a number of nursery, primary and secondary schools, both state and private, including Little Dragons Nursery, The Wren School, Kendrick School and Reading Blue Coat School.

Site Description

The site is located on Liebenrood Road, with residential properties found to the northern and southern boundaries. To the east, and to the rear of the site, is the Duchess of Kent Hospice also owned by the vendor, which will continue to operate and reserve rights of access over the sold land.

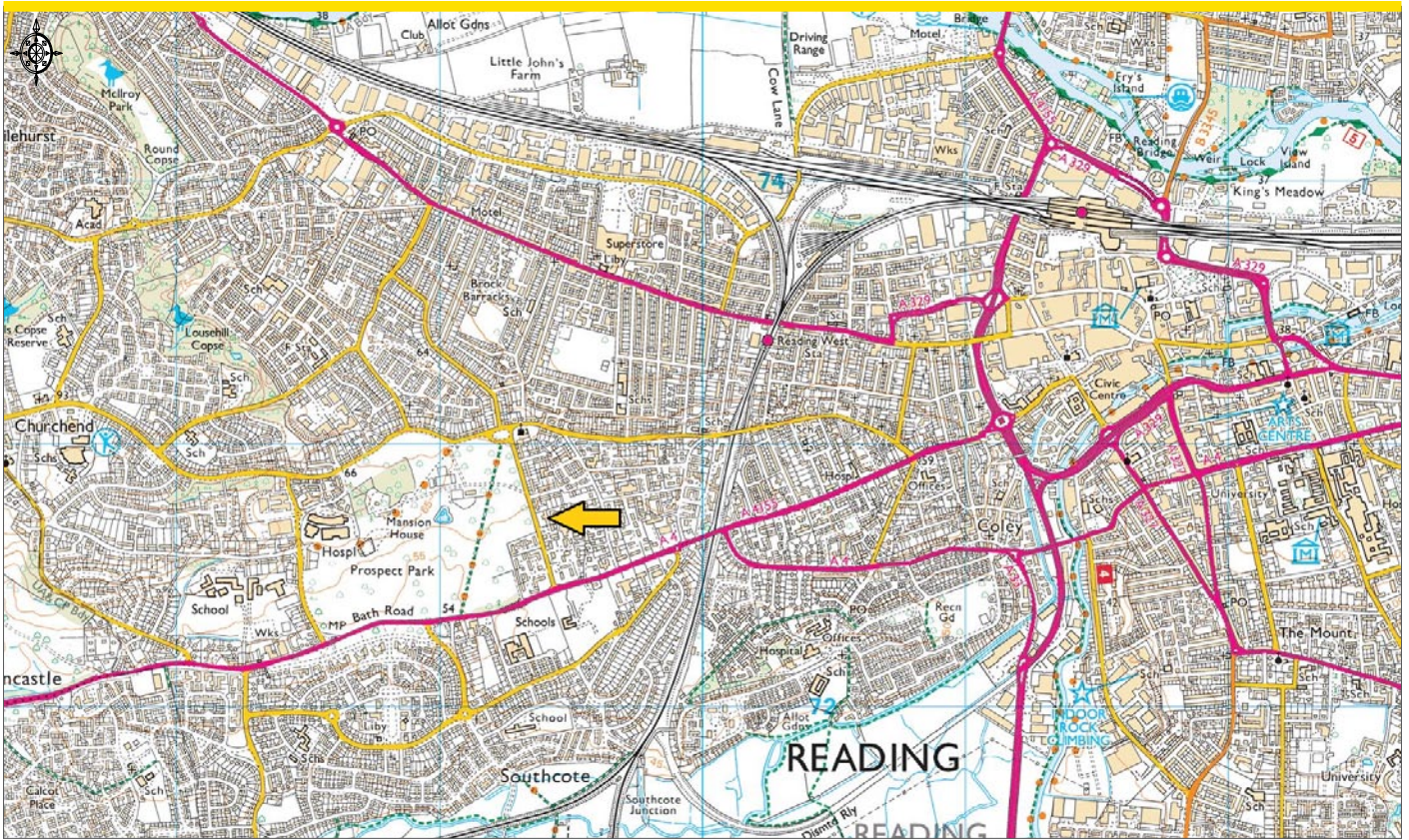
The western boundary lies along Liebenrood Road with Prospect Park beyond this. The site extends to approximately 0.29 hectares (0.72 acres) and comprises a 2.5 storeys brick built building with a large single storey extension located between the original building and the southern boundary. The asset is now surplus to the NHS requirements and is offered with vacant possession.

Planning

The site is allocated in the Reading Sites and Details Policies Document (2012) for 11-17 dwellings. It is a stipulation of our client and the allocation that the site should allow continuation of the health use to the rear.

Pre-application from Reading Borough Council advice was received in December 2018 for the redevelopment of the site to provide 14 two bedroom dwellings (9 apartments, 1 apartment over a garage and 4 maisonettes). The apartment over a garage and the maisonettes would be affordable housing. The principle of residential development on the site was accepted.

The pre-application feedback can be found within the information pack. Interested parties are advised to make their own enquiries with the Local Planning Authority to satisfy themselves with regards to the planning prospects of the site.



Legal

The site is owned freehold by the vendor under title plan BK302253. The purchaser should consider the title information contained in the information pack and take advice from a legal professional.

Services

Responses to enquiries from the statutory providers are available within the supplementary information pack.

Purchasers are advised to make their own enquiries with the supply companies in respect of their specific requirements.

VAT

We are advised that the property is not VAT registered.

Viewings

External site viewings can be undertaken from the roadside. If you wish to arrange an internal inspection of the site please contact the agents to arrange a viewing time.

Please note the agent does not take any responsibility for any loss or injury caused whilst carrying out a site visit.

Offers

Unconditional or subject to planning written offers are sought via informal tender for the freehold by 12 noon on Wednesday 20th March 2019. Please include the following information in support of your offer:

- Details of any overage and clawback provision offered
- Proof of funds
- Track record of any similar schemes
- Any conditions attached to your offer

The vendor will not be obliged to accept the highest or any other offer.

Information Pack

Further information can be downloaded from <https://sites.savills.com/LiebenroodRoad/>

Local Authority

Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU
Tel: 01189 373 787

Contact

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