

# Reading

Oxford Road | Berkshire | RG30 1AH

## Residential land For Sale



Tesco Extra

Park and play area

Costa  
Coffee

The White  
Eagle Pub

805 Restaurant &  
Grill

to Reading →  
Town Centre

Papa John's  
Pizza

Subway

Sunspa Health  
and Beauty

Battle Library

Oxford Road (A329)

← to Pangbourne

on behalf of

**NHS**  
Property  
Services

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## Location

The property is located just to the north side of Oxford Road, 1.5 miles from the centre of the major town of Reading.

Reading West Railway Station lies approximately 0.5 miles to the east and provides regular services to Reading (4 mins) and Basingstoke (22 mins). Reading Railway Station provides direct services into London Paddington and London Waterloo. There are bus stops within a 1 minute walk of the property.

The property's immediate vicinity provides a mix of retail and residential. There are numerous shops, restaurants and coffee shops close by, as well as a library and several parks. The surrounding residential consists mainly of Victorian terraced housing, and modern apartment blocks of up to 8 storeys.

## Description

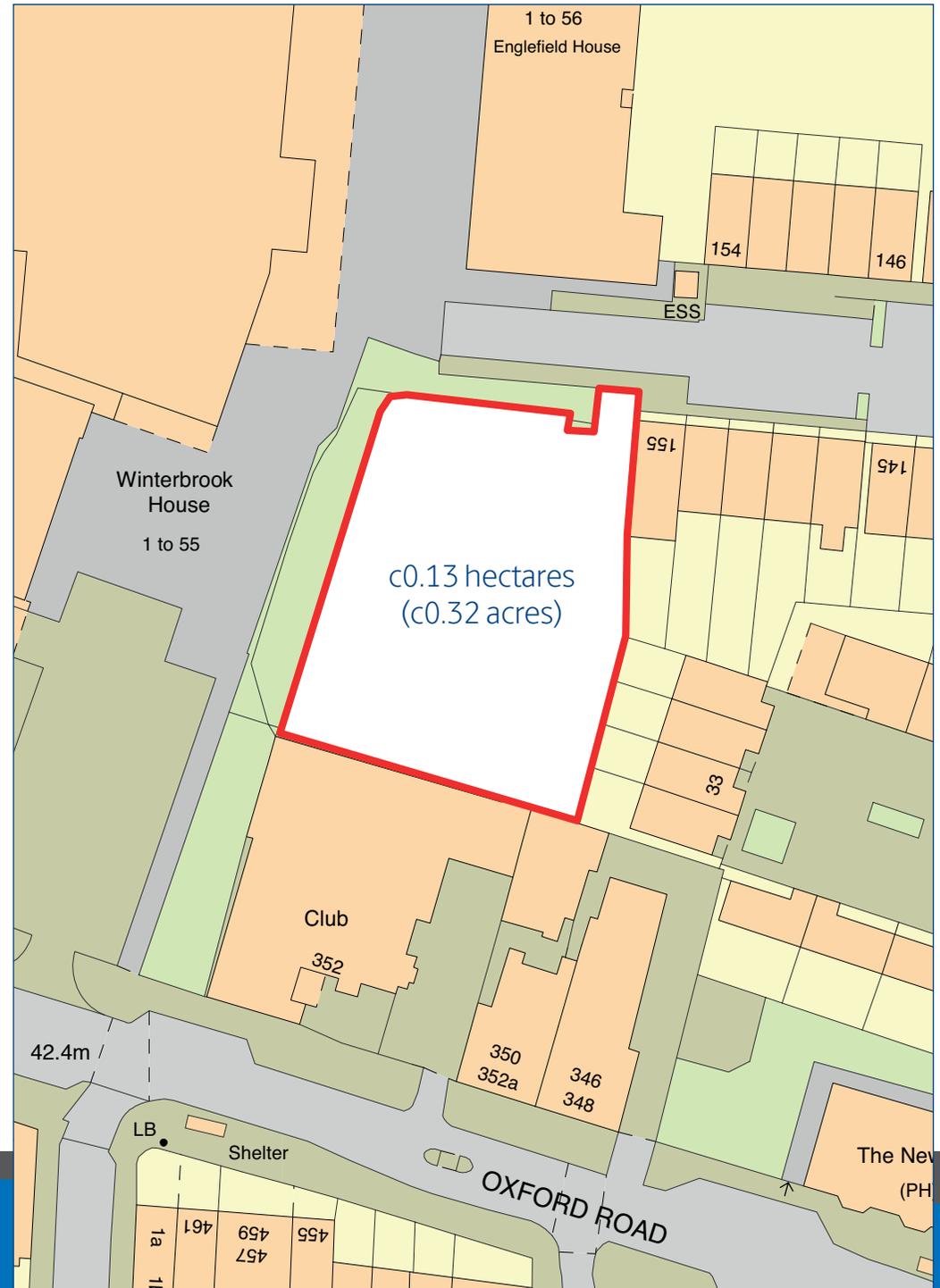
The property comprises a roughly rectangular shaped site, which is clear of any structures, and hoarded around the perimeter.

Vehicular access is via Curzon Street, to the north of the site, and there is a pedestrianised route to the west of the site that leads onto Oxford Road.

The total site area is approximately 0.13 hectares (0.32 acres).

## Tenure

The property will be sold freehold with full vacant possession given on completion.



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## Planning

The Battle Hospital Planning Brief SPD, 2005 allocates the former hospital site for mixed uses including retail and residential. Specifically, the site lies in the area of the masterplan which is designated for housing.

The site is not located within a designated conservation area, nor does the site comprise Statutorily or Locally Listed Buildings.

According to the Environment Agency Flood Risk Map, the site is situated in Flood Zone 1.

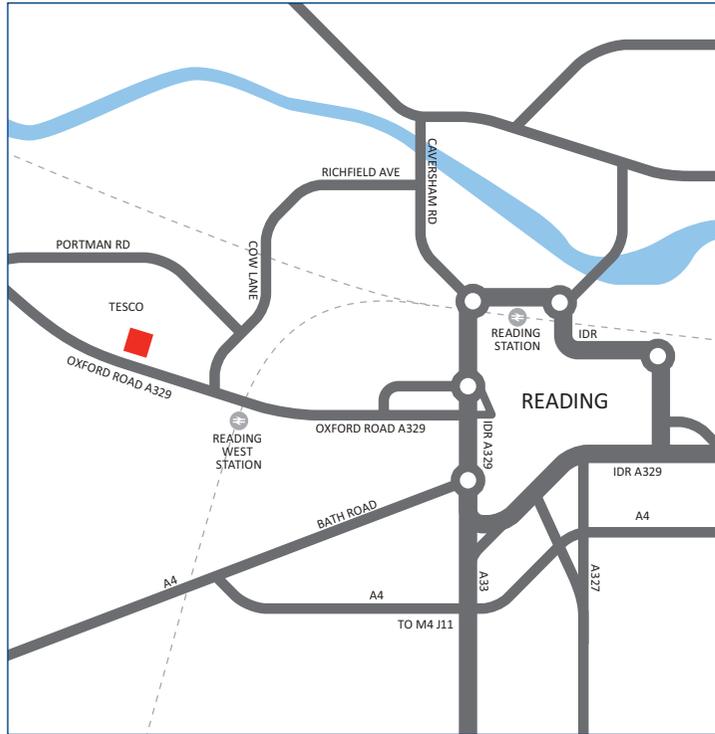
There is a mature tree located to the south of the site, referenced under Reading Council's tree preservation order directory, order number 103/003 Battle Hospital.

The Reading Borough Local Plan (adopted November 2019) accepts the principle of residential development. Whilst the Local Plan provides a guide of 10 – 16 dwellings on the site, the vendor has been advised that there is scope for increased density, up to c24 units (stpp). Indicative scheme drawings are available upon request.

## Method of Sale

The property is offered for sale by way of informal, non-binding tender with the vendor reserving the right not to accept the highest or any offer and also reserving the right to withdraw the property from sale, or to vary the method of sale at any time without notice.

Offers will be considered on both an unconditional and subject to planning basis.



## Services

Mains electricity, gas, water and drainage services are connected to the property. Please refer to the utilities report for further information.

## Inspection

Interested parties are able to inspect by walking around the perimeter of the site.

Access onto the site can be arranged, via prior appointment with the Vendor's sole agent, Lambert Smith Hampton.

The Sat nav reference is: RG30 1AH

## Additional Information

Further information, available upon request, includes:

- Phase I Environmental Site Assessment
- Topographical Site Survey
- Utilities Survey
- Title Report
- Design & Access Statement

For further information please contact:

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