

READING

82 Gosbrook Road, RG4 8BH



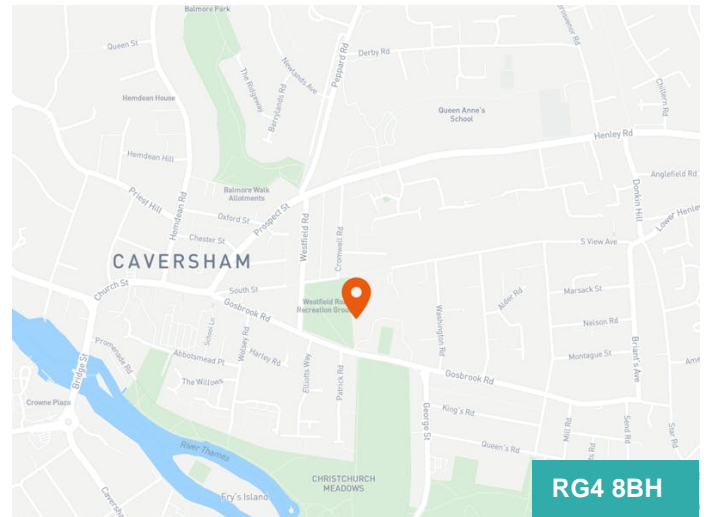
C2 (RESIDENTIAL TRAINING CENTRE) / D1 (NON RESIDENTIAL INSTITUTIONS) / DEVELOPMENT LAND / EDUCATION / LEISURE / RESIDENTIAL FOR SALE

0.45 ACRES

- Development opportunity for wide range of alternative uses (STP).
- Approx 0.45 acre cleared site with vacant possession
- Close to Reading Town Centre
- Conditional and unconditional offers accepted

Cleared site (former The Heights Primary School) for sale

vailwilliams.com



Summary

Available Size	0.45 Acres
EPC Rating	Upon enquiry

Description

The site is the former Heights Primary School and associated parking and land for sale.

Location

The site is located off Gosbrook Road in the heart of Caversham and lies about one mile north of Reading town centre. The surrounding property is a mixture of residential and commercial use. The property is a short walk from the centre of Caversham High Street.

Accommodation

The accommodation comprises of the following

Name	Size	Availability
Outdoor - Site	0.45 Acres	Available

Viewings

Viewings can be arranged through sole agents only or viewed on your own at your own risk.

Terms

The site is offered 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 from sale or to vary the method of sale at any time without notice. Conditional or unconditional offers will be accepted. As part of their offer, potential purchasers should outline their proposed use and development of the site.

Closing Date

Offers are invited by 12 noon on Wednesday 30th October 2024.

In accordance with the council's Third Sector Premises Policy, this site is also advertised by Reading voluntary Action on www.rva.org.uk under News and Information. This includes full details of how to obtain a Third Sector application form, guidance, scoring and other information.

Should several competitive offers be received, the vendor reserves the right to request best and final offers from selected parties. The vendor also reserves the right to consider late offers.

Overage

The vendor will require an overage payment if planning permission is granted for development on the property within 20 years of completion.

Supporting Information

To accurately appraise all offers on a like for like basis, potential purchasers should provide the following information to support their offer:

Proposed use of the site, including a schedule of buildings/structures.

Any conditions attached to the offer, together with anticipated timescales for satisfying the conditions.

Any further information required or investigations to be carried out prior to exchange including timescales.

Specify any assumptions made in relation to anticipated abnormal development costs

Confirmation of anticipated timescales for exchange and completion of contracts.

Disclosure of the source of funding, together with confirmation as to

whether the bid had board approval, or equivalent. If further approval is required, the anticipated timescale needed to obtain this.

State the proposed exchange non-refundable deposit.

Any other information you want to be taken into consideration when assessing your bid; for example, any recent experience of delivering similar schemes.

Information Pack

An electronic information pack upon request and is for information only and not to be relied upon. The pack includes:

- Access assessment
- Flood Risk Assessment
- Outline Plan
- Plan showing Tree Preservation Orders

Services

Purchasers should make their own enquiries with supply companies for their specific requirements.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence / proof identifying the source of funds being relied upon to complete this transaction.

Legal Costs

Purchaser to be responsible for all legal costs including those of the vendor.



James Newton
07393 235709
jnewton@vailwilliams.com



Charlie Nicholson
07769 675680
cnicholson@vailwilliams.com

vailwilliams.com

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 02/09/2024

