

Countrywide
Land & New Homes

**Lambert
Smith
Hampton**

**Land Adjacent to Linnet
Close Tilehurst Reading
Berkshire RG31 4SL**

Development opportunity with detailed
planning for 4 houses



Executive Summary

- Vacant Freehold Development Opportunity approx. 0.32 acres (0.13 ha)
- Planning permission has been granted for the erection 4 x 2 bed semi-detached houses Total GIA - approx. 326.5m² (3,511 sqft)
- Further details can be found West Berkshire Council planning Ref: 25/00140/FUL
- Great transport connections London to Paddington within 35 minutes via the Elizabeth line from Reading station
- Asking price £650,000 (subject to contract)



Boundary Plan



Planning and Description

This vacant site measures approx. 0.32 acres (0.13 ha) and has detailed planning permission for four x 2 bed houses, all the proposed units have 2 off street parking spaces, access is directly from City Road.

The proposed units are two bed (4 person) measuring 81.55m² (879 sqft)
Total GIA - approx. 326.5m² (3,511 sqft)

Further details can be found West
Berkshire Council planning Ref:
25/00140/FUL



Location and Transport

The site is conveniently situated close to bus routes, making easy commuting to London Paddington within 55 minutes from Tilehurst or 35 minutes from Reading stations.

Families will appreciate the proximity to a good selection of local schools and parks, ensuring that all essential amenities are within easy reach.

Bordered by the A329 to the north and A4 to the south, with easy access to Junction 12 of the M4 motorway.

Served by several primary and secondary schools, including Little Heath School, Denefield School, and Prospect School.

The area is home to four local nature reserves: Blundells Copse, Lousehill Copse, McIlroy Park, and Round Copse.



By Train

Destination	Journey Time
London Paddington (from Reading)	35 minutes
London Paddington (From Tilehurst)	55 minutes
Central London (from Reading Elizebeth Line)	50 minutes
Didcot Parkway (from Tilehurst)	20 minutes

By Car

Destination	Journey Time
Reading Station	17 minutes
Southampton	110 minutes
Oxford	50 minutes
Newbury	30 minutes

Further Information

Tenure

Freehold

Local Authority

West Berkshire Council
Market Street, Newbury, RG14 5LD
www.westberks.gov.uk

VAT

The site is not elected for VAT

Contributions

CIL £40,000 & BNG £10,000

Services

We have not undertaken any specific enquiries of the relevant service companies. We understand that all mains' services are available or accessible within the vicinity.

Method of Sale

Offers in the region of £650,000 for the freehold with Vacant Possession

Further Information

Please contact Paul Curtin or Ashley Sorayapour
paul.curtin@countrywide.co.uk
ASorayapour@lsh.co.uk

Inspection

The property may only be inspected strictly by prior appointment through the vendors selling agents. Please contact one of the selling agents to arrange a viewing. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

Anti-Money Laundering

As a Regulated Industry under Anti-Money Laundering Regulations Countrywide Land & New Homes will need to verify the identity of all purchasers of the site and source of funding, this will be completed before Heads of Terms are issued.

Contact

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IMPORTANT NOTICE

Countrywide, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property/site. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property/site has all necessary planning, building regulation or other consents and Countrywide have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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