

Residential Development Site For Sale



Bath Road (A4)

64 Old Bath Road
Calcot
READING
RG31 7QJ



DRAKE
& COMPANY

PROPERTY CONSULTANTS

- Outlining planning permission granted for 4 detached houses
- Prominent roadside location on Bath Road (A4)
- 0.42 acre site
- Closing date for offers Tuesday 14 August 2018

OFFERS INVITED

LOCATION

The property occupies a prominent roadside location on the Bath Road (A4), south west of Reading City Centre, and is approximately 1 mile from the M4, Junction 12.

PLANNING PERMISSION

Outline planning permission was granted by West Berkshire Council on 30 April 2018 for the demolition of the existing public house and the construction of four detached houses and associated road works. [Click here](#) to view the Planning Applications (17/01927/OUTD) and plans.

PROPOSED ACCOMMODATION SCHEDULE

Plot	Description	Sq m	Sq ft
1	Detached 4 bedroom house + detached garage	150 + garage	1,614
2	Detached 4 bedroom house + integrated garage	210 inc. garage	2,260
3	Detached 4 bedroom house + integrated garage	210 inc. garage	2,260
4	Detached 4 bedroom house + detached garage	170 + garage	1,829
TOTAL		740	7,963

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

TERMS

We are instructed to invite offers, excluding VAT, for the benefit of our client's freehold interest with the benefit of outline planning consent.

CLOSING DATE

Our client has set a closing date for offers of Tuesday 14 August 2018.

VIEWING

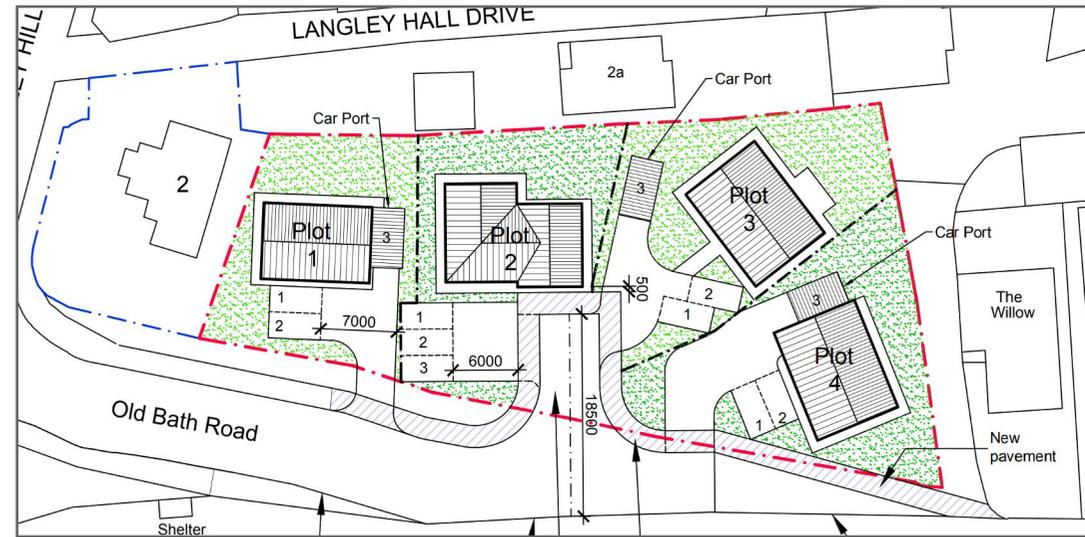
For further information or an appointment to view contact sole agents:

Warren Drake - 020 7495 7500

warren@drakeproperty.co.uk

drakeproperty.co.uk

180 Piccadilly, London, W1J 9HF



Plot 1



Front Elevation

Plots 2 & 3



Front Elevation

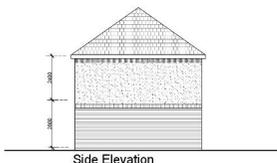
Plot 4



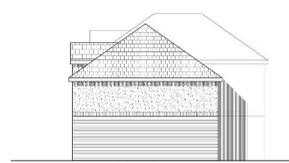
Front Elevation



Rear Elevation



Side Elevation



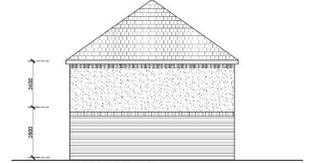
Rear Elevation



Side Elevation



Rear Elevation



Side Elevation

Misrepresentation Act 1967

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.

2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection

or otherwise as to their accuracy and fullness, he must not in entering into any contract otherwise rely upon these particulars as statements or representations of fact.

3) The Vendor does not make or give any representations or warranties in respect of the property.

4) In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.

5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.