



WATER ROAD AND DEE ROAD, READING, BERKSHIRE, RG30
GUIDE PRICE £1,500,000 FREEHOLD

**DEVELOPMENT OPPORTUNITY. FULL PLANNING CONSENT TO
DEMOLISH 4 EXISTING HOMES AND DEVELOPMENT OF 11
NEW HOMES IN THIS EXCELLENT RESIDENTIAL LOCATION
CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS**

Reading | 0118 4022 300 | reading@winkworth.co.uk

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DESCRIPTION:

This is an excellent opportunity to acquire a development site with full planning permission for 11 homes in a popular residential location in Reading.

The site is currently occupied by 4 houses, which will be demolished to make way for the new development. The new homes will comprise a mix of 4 and 3 bedroom townhouses and semi-detached houses.

The Gross Development Value (GDV) of the site is estimated to be between £5m and £5.5m. The development includes two affordable homes and a Section 106 Payment of £75,000.

The site is located in a quiet, well-established residential area within walking distance of local shops, schools and amenities. It is also well-served by public transport, with regular bus services to Reading town centre.

This is a unique opportunity to acquire a development site with full planning permission for 11 homes in a popular residential location in Reading. The site is well-located and has the potential to generate a significant return on investment. Bids are invited in writing to Reading@winkworth.co.uk by the 3rd November 2023

AT A GLANCE

- Full planning permission for 11 homes
- Mix of 4 and 3 bedroom townhouses and semi-detached houses
- GDV of approximately £5m - £5.5m
- Includes two affordable homes and a Section 106 Payment of £75,000
- Quiet, well-established residential area
- Within walking distance of local shops, schools and amenities
- Reading Borough Council Planning App No: 161507





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EAST ELEVATION TO WATER ROAD



NORTH ELEVATION TO DEE ROAD

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