

READING

SHINFIELD ROAD • RG2 9BP

PROMINENT DEVELOPMENT
SITE FOR SALE

- Prime development site
- 1.3 Acres (0.53 Hectares)
- Planning consent for public house
- Potential for alternative uses
- Existing attractive brick buildings suitable for conversion



ON BEHALF OF



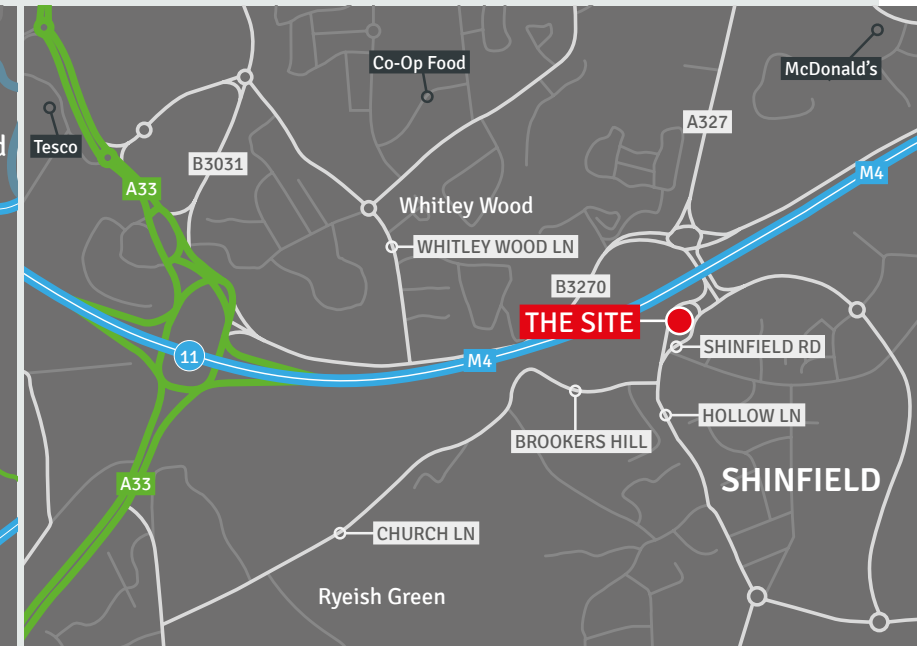
RAPLEYS

LOCATION

The property is located 4 miles south of Reading town centre off the Black Boy Roundabout on the northern edge of the village of Shinfield with immediate access to the Eastern Relief Road (A327) & Lower Earley Way (B3270).

The location offers a high degree of prominence & visibility on the new gyratory road network & new bridge link over the M4 motorway. Situated on the edge of a residential neighbourhood with adjoining occupiers including The Black Boy public house. The site lies to the north of School Green, Shinfield Local Centre.

The site has a very substantial catchment population and benefits from prominence to a very high volume of traffic on the A327.



1.3 acres (0.53 hectares)





Previously Proposed Development

PLANNING

The site benefits from full planning permission, reference no. 192090 for a part new build public house incorporating the existing farm building together with 54 customer parking spaces.

The consent provides for the construction of new restaurant (A3 Class Use) / public house (A4 Class Use), including ancillary staff accommodation, associated car parking, landscaping and creation of a new vehicular access.

Interested parties should make their own enquiries of Wokingham Borough council.

Proposed Elevations



For Illustration Purposes Only



DESCRIPTION

The Property comprises an open grassed site with attractive brick and clay tiled outbuilding, not listed, within a court yard along with car parking. The site extends to 1.3 acres (0.53 hectares).

The outbuilding comprises the following approximate floor areas:

	Sq m	Sq ft
Room 1	57.09	615
Room 2	127.25	1,370
Room 3	72.14	776
First Floor	25.94	279
Total	282.42	3,040

TENURE

Long leasehold subject to 125 year lease from 5 September 2019 at an annual rent of £36,000 with 5 yearly rent reviews in line with RPI.

TERMS

Premium offers are invited for the benefit of the leasehold interest.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

VIEWING

The Property can be inspected by prior appointment with Rapleys.



RAPLEYS

CONTACT

Alfred Bartlett

alfred.bartlett@rapleys.com • 07738 090 760

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchbrook Business Park, HUNTINGDON PE29 6FG. A full list of Members is available on our website or at any of our offices during normal business hours. Rapleys LLP operates an Environmental Management System which complies with the requirements of ISO 14001:2004. Regulated by RICS. Any maps are for identification purposes only and should not be relied upon for accuracy. Reproduced by permission of Geographers A-Z Map Co. Ltd. Licence No. A0203. This product includes mapping data licensed from Ordnance Survey - © Crown Copyright 2001. Licence No. 100017302 and © Crown Copyright. All rights reserved. Licence No. ES 100004619. Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. October 2019. carve-design.co.uk 14334