



**HASLAM'S**  
CHARTERED SURVEYORS

NURSERY SCHOOL DEVELOPMENT SITE  
WITH PLANNING PERMISSION

# FOR SALE



# LAND AT SHINFIELD COURT

Three Mile Cross Reading Berkshire RG7 1HB

<b>TYPE</b>	<b>NURSERY SCHOOL DEVELOPMENT SITE</b>
<b>TENURE</b>	<b>FREEHOLD</b>
<b>SITE AREA</b>	<b>0.88 HECTARES (2.17 ACRES)</b>

## KEY POINTS

- > Planning permission for a Montessori nursery, studio, café, kitchen and car parking
- > Close to Junction 11 of M4 Motorway
- > Closing date for offers:

**12 Noon Friday 28<sup>th</sup> June 2024**



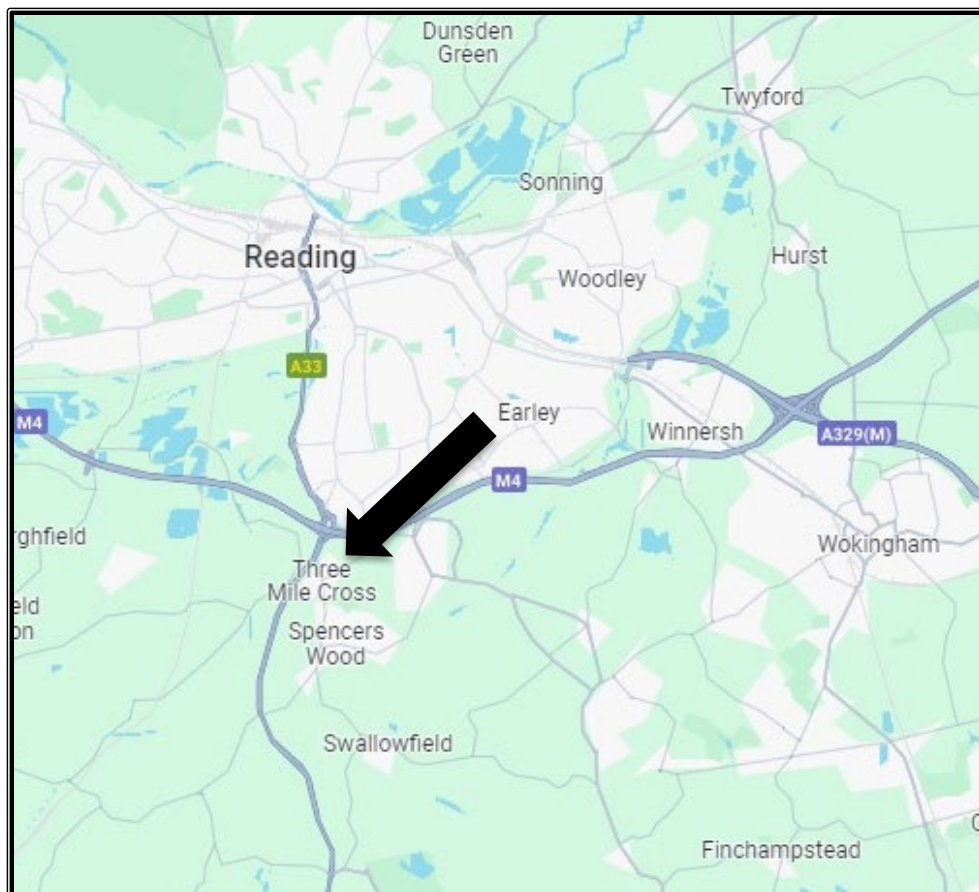
## Location

The property lies on the north side of Church Lane in the popular village of Three Mile Cross to the south of Reading, Berkshire.

Reading town centre lies approximately 4 miles to the north.

The property benefits from excellent road network links, lying just  $\frac{3}{4}$  of a mile to the south-east of Junction 11 of the M4 Motorway.

We would refer you to the location plan below for further information.



Plan for information purposes only. Not to scale.

## Description

The property provides a relatively level site of approximately 0.88 hectares (2.17 acres) which currently comprises grassed fields and areas of concrete hardstanding with vehicular access from Church Lane.

The property is bordered by agricultural land at its northern and western boundaries, a modern church at its eastern boundary and Church Lane at its southern boundary.

We would refer you to the attached Ordnance Survey extract plan which shows the boundaries of the property edged in red.

## Tenure

The entire property is freehold.

Full vacant possession of the property will be given on completion of the sale.

## Services

We understand that mains electricity, drainage, gas and water services are in vicinity of the property and available for connection. However, prospective purchasers are advised to make their own independent enquiries of the individual authorities to verify the capacity and availability of such services.

## VAT

The property is not elected for VAT and VAT will not be payable on the purchase price.

## Access

The vendor may require a vehicular access across the property from Church Lane to their retained land to the north.

## Planning Status

The property was granted planning permission on 3<sup>rd</sup> February 2020 for “Full application for the proposed erection of a Montessori Nursery, Community Use Studio, Café with kitchen, car parking and vehicle access, following demolition of existing derelict farm buildings” (application reference no. 192874).

The property was granted planning permission on 12<sup>th</sup> December 2022 for “Application to vary condition 5 of planning consent 192874 for the proposed erection of a Montessori Nursery, Community Use Studio, Café with kitchen, car parking and vehicle access, following demolition of existing derelict farm buildings. Condition 5 refers to Off site works, (No development shall commence until the footway and dropped curb are in place) and the variation is to allow off site works to be carried out prior to occupation” (application reference no. 223232).

On 26<sup>th</sup> October 2022, an application for “submission of details to comply with the following condition of planning consent 192874. Condition 3. Cycle Parking. 4. Electric Vehicle Charging Points” was approved (application reference no. 222787).

On 25<sup>th</sup> November 2022, an application for “submission of details to comply with the following condition of planning consent 192874. Condition 5 Off site works Condition 6 Drainage details” was approved (application reference no. 223110).

On 5<sup>th</sup> July 2023, an application for a Certificate of Lawfulness to provide confirmation that the development approved under 223232 has been lawfully implemented prior to the expiry date of the planning permission was granted (application reference no. 231128).

The consented development scheme will provide the following accommodation, measured on a Gross External Area basis:

Montessori nursery building (D1 non-residential institutions use): 580 sqm (6,243 sq.ft)

Studio/community building (D2 assembly and leisure use) 216 sqm (2,325 sq.ft)

Kitchen/dining building (A3 restaurants and cafes use): 80 sqm (861 sq.ft)

Total Gross External Area: 876 sq.m (9,429 sq.ft)

Externally, 33 car parking spaces, amenity areas and a water attenuation pond will be provided within the development.

The various surveys, reports and drawings which supported the planning application are available to view on Wokingham Borough Council's planning portal and can be assigned to the purchaser upon completion of the sale.

Implementation of the property's planning permission would not incur a Community Infrastructure Levy (CIL) charge.

## Method of Sale

The property's freehold interest is offered for sale 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 the property from sale or to vary the method of sale at any time without notice.

If an offer is accepted, exchange of contracts is to take place within six weeks of the purchaser's receipt of the draft sale contract and completion is to take place within four weeks of exchange of contracts.

A 10% deposit will be payable on exchange of contracts and the full balance of the purchase price will be payable immediately upon completion of the sale.

All offers should state whether they are dependent on bank or similar finance being available with confirmation or proof of funding.

Written offers for the property are invited by **12 Noon on Friday 28<sup>th</sup> June 2024**.

All offers should be marked "Land at Shinfield Court, Three Mile Cross - Offer to Purchase" and addressed to:

Mr Chris Newman, Haslams Surveyors LLP,  
Apex, Forbury Road, Reading, Berkshire RG1 1AX or [chrisnewman@haslams.co.uk](mailto:chrisnewman@haslams.co.uk)

## Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

# Information Pack

A copy of the Information Pack is available to interested parties upon request.

The Information Pack includes:

1. Planning Documents
2. Ground Investigation Report
3. Diversions Report
4. Topographical survey

## Viewing And All Other Enquiries

All enquiries should be directed to the vendor's sole agent:

Mr Chris Newman  
Haslams Surveyors LLP  
Apex  
Forbury Road  
Reading  
Berkshire  
RG1 1AX

Telephone: 0118 921 1521 (Chris Newman Direct Line)  
Telephone: 0118 921 1500 (Switchboard)  
Or Email: [chrisnewman@haslams.co.uk](mailto:chrisnewman@haslams.co.uk)

Please note that parties must not enter the property outside the viewing times without our prior authority and any inspection of the property is at the prospective purchaser's risk.

**Misrepresentation Act 1967** – Haslams give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars are to be relied on as statements or representations of fact; intending parties must satisfy themselves as to the correctness of each of these statements.
3. Haslams and their clients have no authority to make or give any representation or warranty in relation to the property.

**Finance Act 1989** – Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

**Consumer Protection from Unfair Trading Regulations 2008** – These details are believed to be correct as at May 2024 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

Particulars Printed May 2024



Chris Newman

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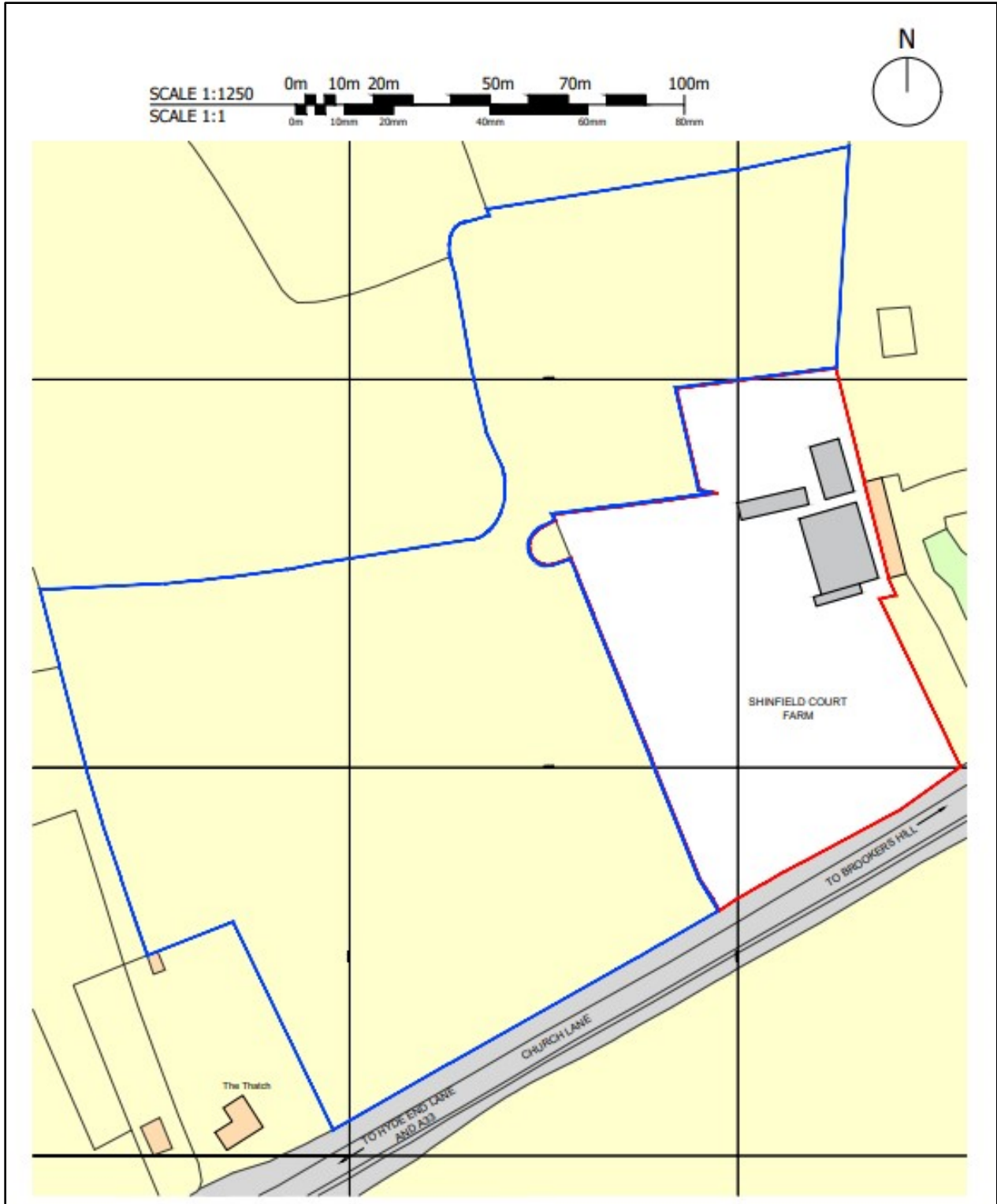
Will Morris

0118 9211511  
[willmorris@haslams.co.uk](mailto:willmorris@haslams.co.uk)





Land at Shinfield Court, Church Lane,  
Three Mile Cross, Reading, Berkshire RG7 1HB



For information purposes only. Not to scale.