



**SHINFIELD ROAD, READING, BERKSHIRE, RG2  
OFFERS SOUGHT BY THE 28<sup>TH</sup> JUNE 2024**

**OFFERS SOUGHT BY FRIDAY 28TH JUNE. DEVELOPMENT OPPORTUNITY.  
FULL PLANNING CONSENT FOR THE DEVELOPMENT OF 6 NEW HOMES IN  
THIS EXCELLENT RESIDENTIAL LOCATION CLOSE TO LOCAL AMENITIES  
AND TRANSPORT LINKS.**

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

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## DESCRIPTION:

Offers in writing sought by Friday 28th June 2024. An excellent opportunity to acquire a fully consented residential development in the popular village of Shinfield.

The site is currently open green space, previously the gardens to a 1960's office building. The office was demolished in 2016 to make way for a 9 house development know as Brookers Hill and this site is the final phase of the development now coming to market with planning for 6 family homes as follows:

- 2 x 3 Bedroom Semi-Detached Houses
- 1 x 3 Bedroom Detached House
- 3 x 4 Bedroom Detached Houses

The site is located in a quiet, well established residential area and will be the final phase of a small bespoke development. Bids are invited in writing to [Reading@winkworth.co.uk](mailto:Reading@winkworth.co.uk) by the Friday 28th June 2024

## AT A GLANCE

- A Fully Consented Development Site for 6 Houses
- 3 x 4 Bedroom Detached homes of 1722sq. ft. (160sq. mt.)
- 1 x 3 Bedroom Detached home of 1237sq. ft. (115sq. mt.)
- 2 x 3 Bedroom Semi-Detached homes of 1291sq. ft. (120sq. mt.)
- GDV Approx £4m
- CIL Approximately £370,345
- Section 106 Payment £5328
- Convenient Village Location
- Offers Sought in Writing by Friday 28th June 2024





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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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