

# MILLMAN ROAD

Reading, Berkshire RG2 0AS



## Key Highlights

- Greenfield Site in a residential area
- Situated 1.3km (0.8 miles) south of Reading town centre
- Potential development site of approximately 0.03 hectares (0.08 acres)
- Offers are invited in writing on an unconditional or conditional basis

5-6 Napier Court  
Napier Road  
Reading  
RG1 8BW

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## Directions

From the centre of Reading take the A329 towards Basingstoke and the M4. At the roundabout take the 3rd exit onto Mill Lane and continue along the A327. Continue straight and at the roundabout take the 2nd exit onto the B3031. Take the first right hand turn into Milman Road and Mitcham Close can be found approximately 170m along on the left hand side.

## Location

The site is situated approximately 1.3km (0.8 miles) south of Reading town centre. Reading is a strategic regional town in the Thames Valley / M4 corridor with a population of circa 200,000 people. The town is located approximately 67km (42 miles) west of London, 44km (28 miles) south of Oxford and 27km (17 miles) east of Newbury.

Reading accommodates a number of retail outlets such as the Oracle Shopping Centre, Broad Street Mall and the Hexagon theatre, a variety of supermarkets including Sainsbury's, Waitrose and Marks & Spencer, a cinema, numerous bars and riverside restaurants.

The nearest railway station is located approximately 1.9km (1.3 miles) north east of the site in the centre of Reading. Due in 2019, Reading will benefit from the western section of the Crossrail route, which will provide direct journeys into the West End, City and east London. When full service commences there will be 2 trains per hour from Reading calling at Twyford, Maidenhead, Slough and Ealing Broadway to Paddington.

The nearest bus stop is located on the Basingstoke Road, approximately 200 metres (0.12 miles) from the site, and offers bus services to Reading Town Centre.

Reading and the surrounding area benefits from a number of nursery, primary and secondary schools, both state and private, including New Christchurch Primary School, Kendrick School and Reading Blue Coat School.

## Site Description

The site is surrounded on all boundaries by residential properties and to the south western boundary can be found amenity land for New Christchurch Primary School.

There is potential for a development opportunity at the site which measures approximately 0.03 hectares (0.08 acres), as indicated by the redline on the indicative site plan.

There are rights of access over the site for residents of the flats at 31 Milman Road to allow them to access their parking spaces and for the occupants of 33 Milman Road to access their garage which is located to the south west of the site. This has been indicated by the blue hatchings on the indicative site plan.

## Planning

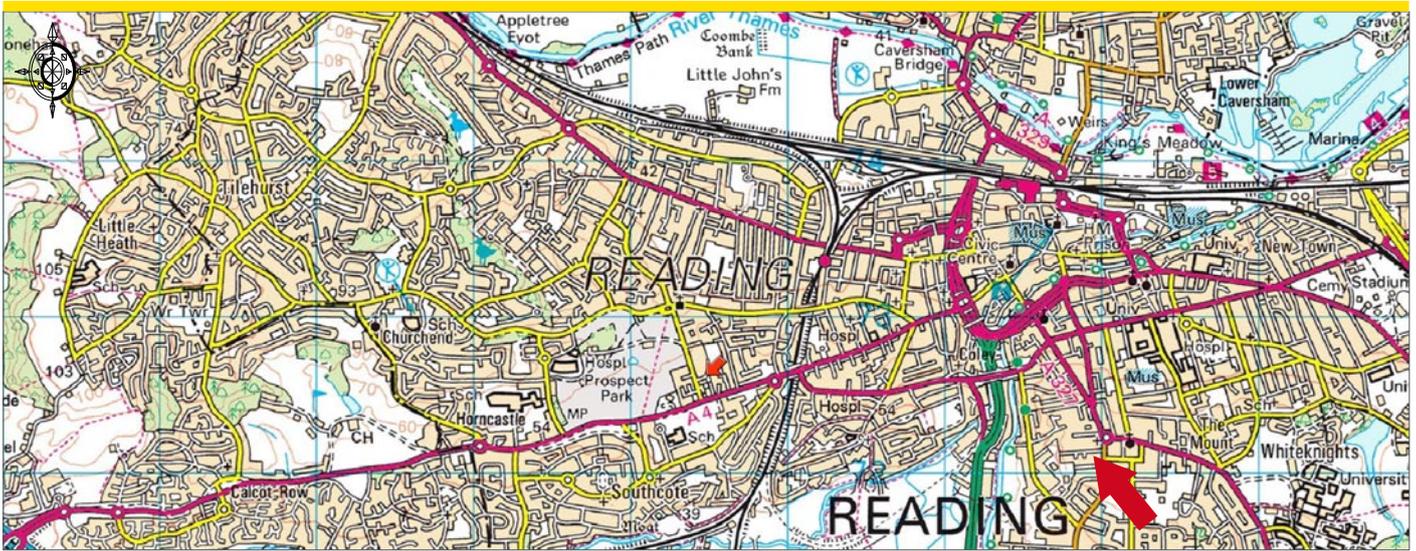
There is no relevant planning history on the site and below is a high level overview of the site in terms of planning policy.

The Site falls within the administrative boundary of Reading Borough Council which is the Local Planning Authority (LPA). Therefore, in this instance the Development Plan comprises:

- Core Strategy (Jan 2008; altered Jan 2015);
- Sites and Detailed Policies (Oct 2012; altered Jan 2015).

Further material considerations exist in the form of the revised National Planning Policy Framework (NPPF 2019), Planning Practice Guidance (PPG) and a number of Supplementary Planning Documents (SPDs).

In terms of emerging planning policy, the Council is currently preparing a new Local Plan for the Borough. The examination hearings into the Local Plan took place between September - October 2018.



The Inspector has requested that additional information be provided, which is currently in production. However, the Plan is still at an advanced stage – and therefore has some weight in decision making and provides an idea of how the Council will consider development proposals. The adoption of the Plan is expected later in 2019.

The adopted Proposals Map identifies the Site as within the 'Settlement Boundary' for Reading. The Site is not subject to any other specific environmental designations such as Special Protection Area (SPA), Area of Outstanding Natural Beauty (AONB) or Site of Special Scientific Interest (SSSI).

## Legal

The site is owned freehold by the vendor under title plan BK211628. The purchaser should consider the title information contained in the information pack and take advice from a legal professional.

## Services

Interested parties are advised to make their own enquiries to the supply companies in respect of their specific requirements in terms of the ability to connect and confirmation of sufficient capacities.

## VAT

The property is not elected for VAT.

## Viewings

External site viewings can be undertaken from the roadside. If you wish to arrange an inspection of the site please contact the agent.

Please note the agent does not take any responsibility for any loss or injury caused whilst carrying out a site visit.

## Offers

Unconditional or subject to planning written offers are sought via informal tender for the freehold. The vendor will not be obliged to accept the highest or any other offer.

## Information Pack

Further information is available upon request.

## Local Authority

Reading Borough Council  
Civic Offices  
Bridge Street, Reading, RG1 2LU  
Tel: 01189 373 787  
[www.reading.gov.uk](http://www.reading.gov.uk)

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## Contact

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