

LAND AT PAICES HILL

Aldermaston, RG7 4PG



Key Highlights

- Freehold site of approximately 9.85 acres (3.99 hectares)
- Strategic opportunity for industrial use
- Power supply (12MVA and 6.4 MVA)
- Situated in Flood Zone 1 (Minimal flooding risk)
- An application for outline planning for 190,000 sq ft of industrial use has been applied for to be determined February 2021
- Adjoining Industrial Estate
- 7.1 miles to the M4
- 10.2 miles to the M3
- Self contained secure site

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Description

The land comprises a largely undeveloped level brownfield site, extending to 9.85 acres (3.99 hectares). Historically a race track, the site has now been cleared with only the hard standing of the track remaining. The site is accessed via Paices Hill, which provides a main arterial route to the town centre, and is bounded by the Youngs Trading Estate to the north, a car dealership to the south and open greenery to the west. Situated in Flood Zone 1, the site presents the lowest risk of flooding (<0.1%).

Power

The area benefits from data circuits via the SSE network. The 33kV circuit that crosses Youngs Industrial Park can potentially reach 12MVA import capacity. 6.4MVA firm capacity may also be available at 11kV Primary Substation to the south west requiring two no. 11kV breakers. 132kv reinforcement works between Thatcham and Bramley are ongoing with expected completion in 2022 which will provide additional power.

Planning

Outline planning for industrial uses including Data Centres, B8 (Storage and Distribution), B2 (General Industry), and the new E class has been submitted with approval approval expected in February 2021.

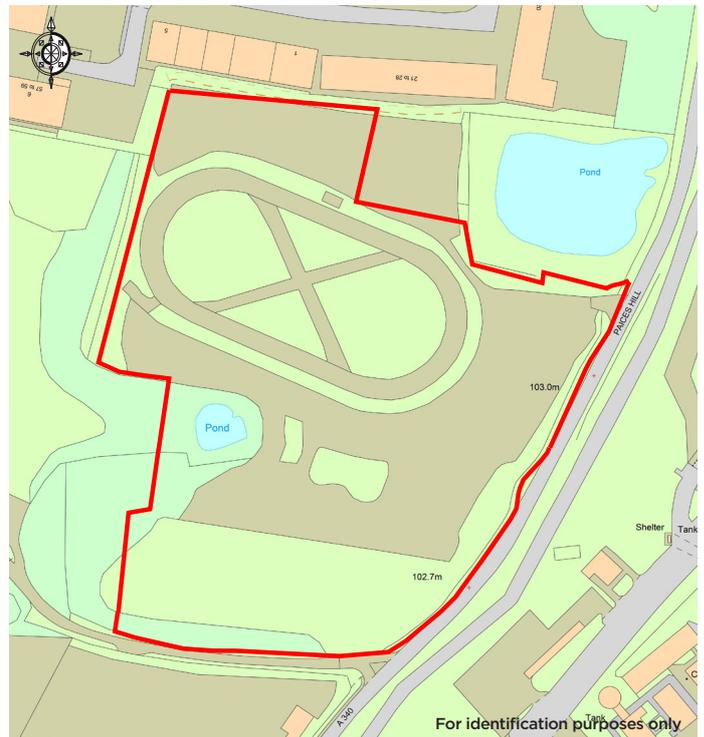
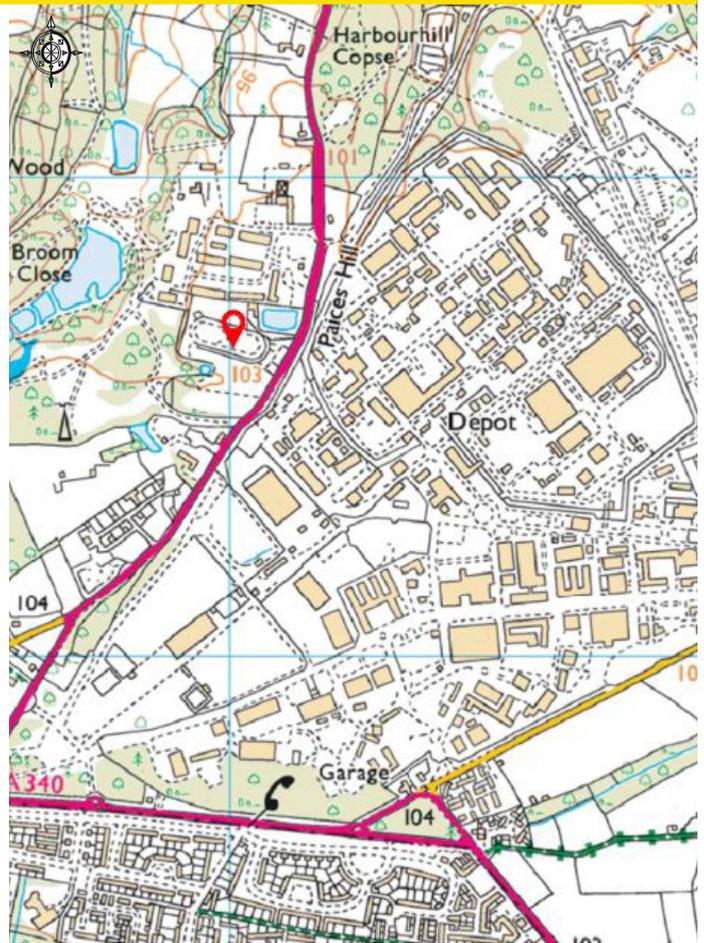
Location

The site is located in Aldermaston, approximately, 8.8 miles (14.2km) North of Basingstoke, 10.4 (16.7 km) miles east of Newbury and 11.1 miles (17.9 km) South West of Reading. The site is situated adjacent to the Youngs Industrial Estate, with local occupiers including Aldermaston Tools, Merkko Builder's Merchants and E.A Autos.

The AWE is located opposite the site which benefits from a high level of security.

The site benefits from excellent road communications and is accessed off the A340 which provides an arterial route to Aldermaston Town Centre and the wider motorway network. The M4(Junction 12) is approximately 7.1 miles (11.4km) North East whilst the M3 (Junction 6) is located approximately 10.2 miles (17km) South of the site.

Aldermaston train station, approximately 2.8 miles from the site, provides services to Newbury and Reading in 13 and 38 minutes respectively, with departure times every 40 - 60 minutes

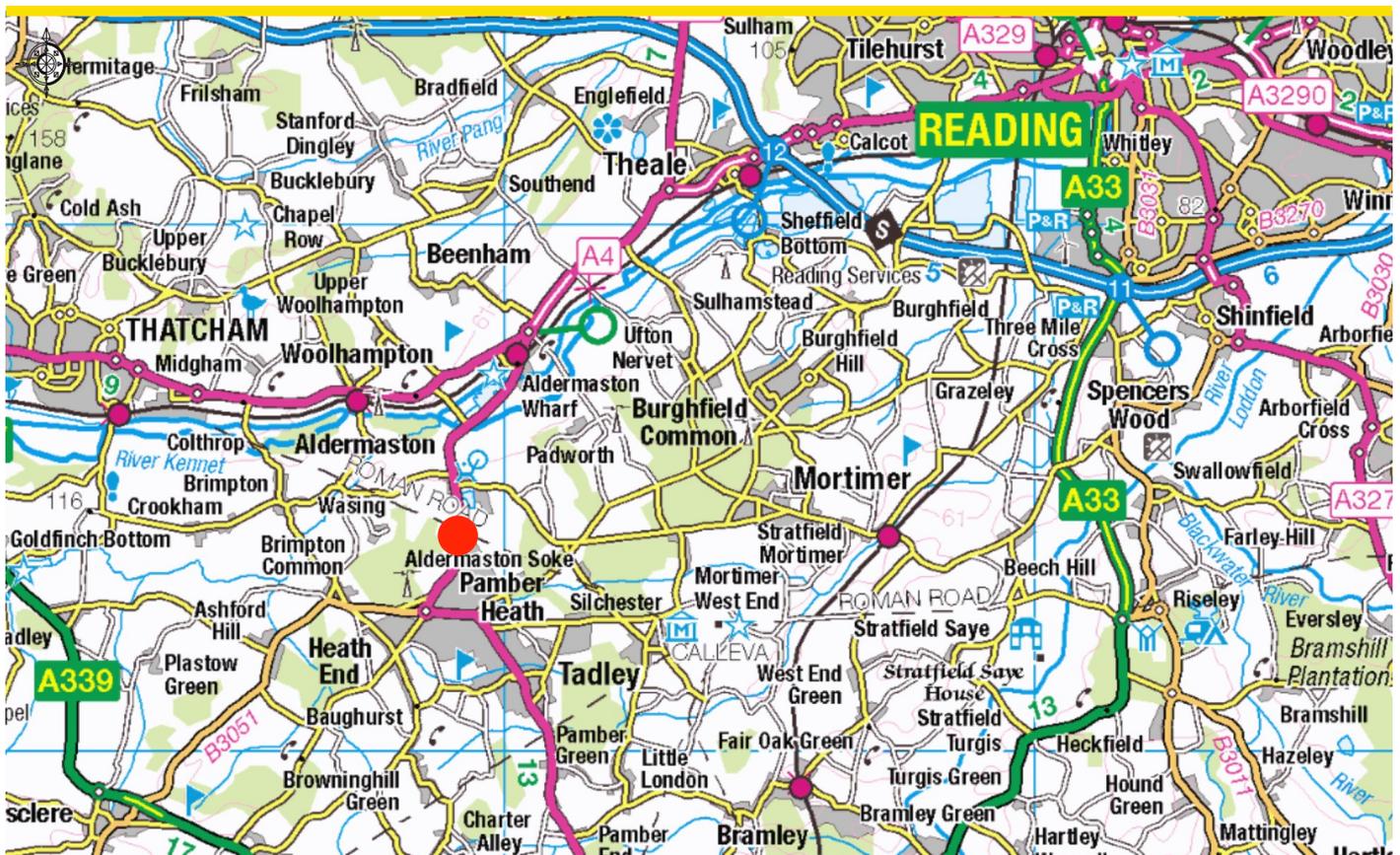


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Travel Distances

| LOCATION | MILES | MINUTES |
|----------------------|-------|---------|
| Basingstoke | 8.8 | 18 |
| Newbury | 10.4 | 19 |
| Reading | 11.1 | 23 |
| Southampton | 40 | 55 |
| M4 (Junction 12) | 7.1 | 13 |
| Newbury Bypass (A34) | 10 | 19 |
| M3 (Junction 6) | 10.2 | 19 |
| M25 (Junction) | 34.9 | 44 |
| Heathrow Airport | 43.2 | 45 |

All distances and times are approximate

Technical due diligence

The vendor has undertaken a number of environmental, ground and soil investigation. All reports can be found within the data room.

Contact

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Terms

The property is available on a Freehold basis, with Vacant Possession on completion, subject to contract.

Terms and further information are available upon application.

Offers on a conditional or unconditional basis will be considered.

Viewing

Strictly by appointment with Savills.

Data Room

Further information is available in a data room with access available on request.

Method of Sale

The site will be sold by way of informal tender (unless sold prior).

The vendor does not undertake to accept the highest or any offer.

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