HASLAMS Sales

43 Upper Redlands Road

£700,000

Reading, RG1 5JE



Planning Permission : The site was originally granted planning permission on 10th December 2021 for “Erection of single detached dwelling house with associated access, parking and landscaping” pursuant to planning application reference no. 210308. The land was purchased in 2023 with a Self-build project in mind and the owner pursued a design change that led to permission being passed on 15th June 2026, planning application no PL/25/0620, for a “Self-build erection of a single dwelling house, with associated access, parking and landscaping, including the relocation of a boundary wall and the removal of a bunker structure”.

Interested? Please contact our sales team to find out more, or to book a viewing.

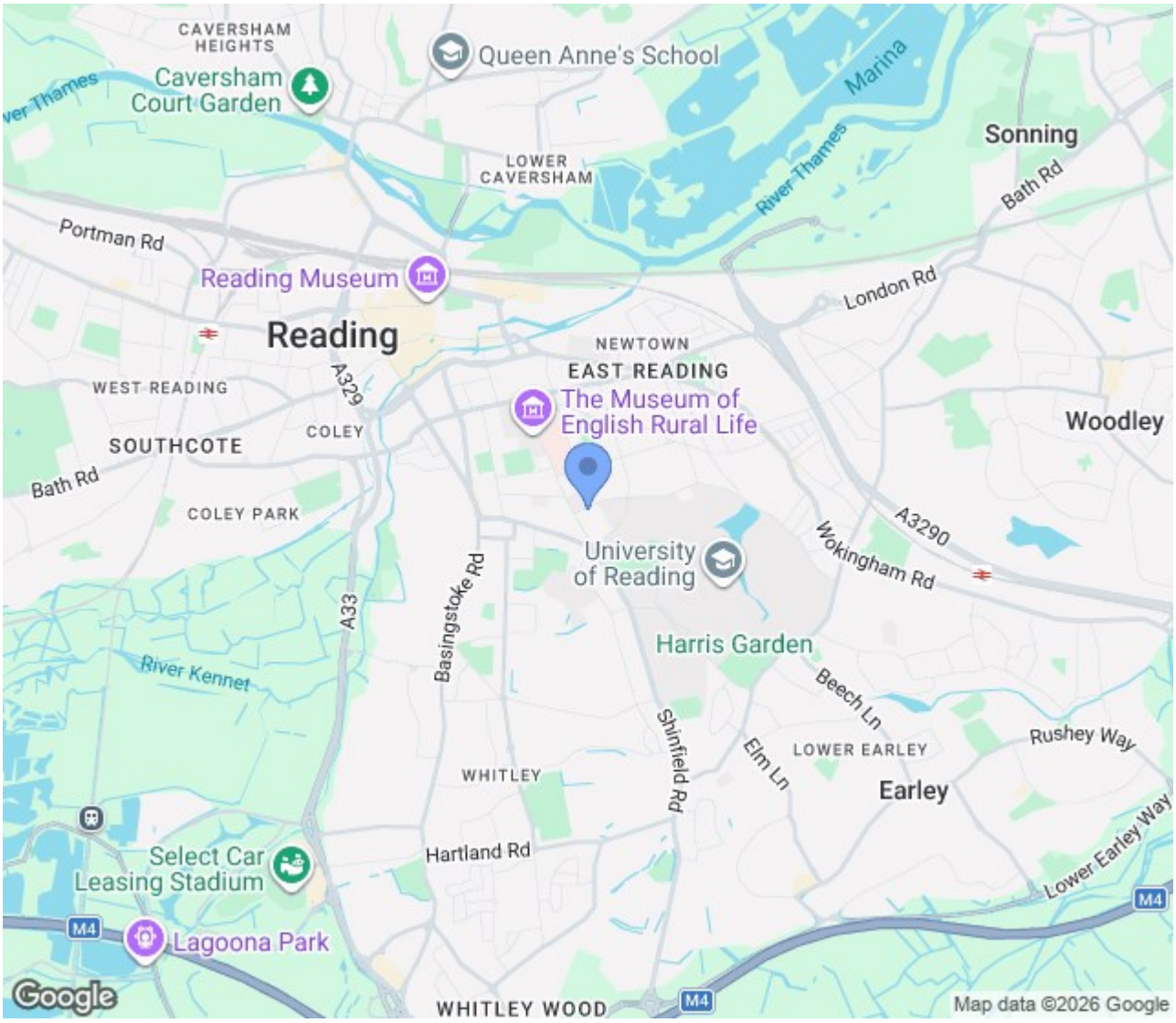
sales@haslams.net
0118 960 1000

All relevant planning application documents and drawings are contained within the Technical Information Pack for the site which is available to interested parties upon request. The copyright to those documents and drawings will be assigned to the purchaser upon completion of the sale. Planning Contributions : Regarding S106 there is an affordable housing contribution of £61,250. Legal Agreement dated 2nd December 2021 which contains an obligation on the site owner to pay the following financial contributions to Reading Borough Council upon occupation of the new dwelling: There is no Community Infrastructure levy with the current permission in place as the planning was submitted to be a Self-build project so CIL is exempt.

An affordable housing contribution of £68,333 (index-linked from December 2021). The Council's legal fees of £1,760. A monitoring fee of £400.

Note: Self-builders could claim for exemption from paying the CIL charge, this didn't apply with the original permission because at the time it was considered a possibility that the purchase of the land may attract developers. Tenure The site will be sold freehold with full vacant possession given on completion of the sale. Services we understand that mains electricity, drainage, gas, water and broadband services are available for connection in the vicinity of the site. However, prospective purchasers are advised to make their own independent enquiries of the individual authorities to verify the capacity and availability of such services. Please contact our Sales team to submit your offer: sales@haslams.net 0118 960 1000 VAT The site is not elected for VAT and VAT will not be payable on the purchase price(s).

Technical Information Pack A copy of the Technical Information Pack is available to interested parties upon request. The Information Pack includes: 1. Planning Decision Notice 2. S106 Agreement 3. Drawings and Plans 4. Topographical Survey 5. Ground Condition Survey. Further details Please note that parties must not enter the property without our prior authority and any inspection of the property is at the prospective purchaser's risk. Enquiries For any enquiries, please contact Haslams Estate Agents: 159 Friar Street, Reading, Berkshire, RG1 1HE Telephone: 0118 960 1000 Email: sales@haslams.net



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