

# Residential Development - Reading, RG1

FOR SALE

Gas Works, Gas Works Road,  
Reading, Berkshire, RG1 3EE

**Harston&Co**

For more information call us  
on 020 3371 0061





## Highlights

- Planning permission has been granted for change of use, conversion, extensions and various associated works to provide 20 x apartments (10x1, 9x2 and 1x3 bed)
- Located in Reading town centre 0.5 miles from Reading station and overlooking the River Kennet
- Reading is a thriving town benefitting from excellent transport links 30 miles west of central London
- Offers are invited in excess of £1,000,000, subject to contract

## Location

The property is situated within Reading town centre, a thriving town 30 miles west of central London benefitting from excellent amenities and transport links. The immediate area is surrounded by residential buildings to the east, offices to the west, and the river Kennet to the north. The site benefits from excellent transport links with Reading rail station being located approximately 0.5 miles northwest of the buildings, just over a 10-minute walk. The station provides great connections to London Paddington (23 mins), Bristol (60 mins) and the wider rail network. The Elizabeth line provides further access towards London and neighbouring stations.

Please note all distances and times given are approximate only.

## Description

The site currently comprises two red brick Victorian style buildings arranged over one and two storeys. Formerly used for industrial purposes, the buildings were owned by the National Grid for gas pumping and have been vacant for over 20 years.

## Development

An application was approved in October 2016 by Reading borough planning department under reference 160378 to create a part 4,5 and 6 storey building adjacent to the River Kennet and a 3 storey building fronting Gas Works Road, providing 20 (10x1, 9x2 and 1x3 bed) residential units (Class C3).

We understand that developer's contributions are as follows:

CIL – £199,550  
S106 - £53,869

Both buildings have been stripped back to shell condition by contractors in preparation of conversion. We understand that demolition and operational works have been undertaken with the intention of implementing the planning permission. Please ask for a report from EA Town Planning Ltd regarding this point. It is important that all interested parties rely on their own enquiries and satisfy themselves on this point.

Reading Borough Council received a request on 17th January 2022 to consider adding Southern Gas Social Club and Governor House and associated structures, Gas Works Road to Reading Borough's List of Locally Important Buildings and Structures (the 'Local List'). The buildings are now understood to be locally listed. Please see legal pack for further information.

## Terms

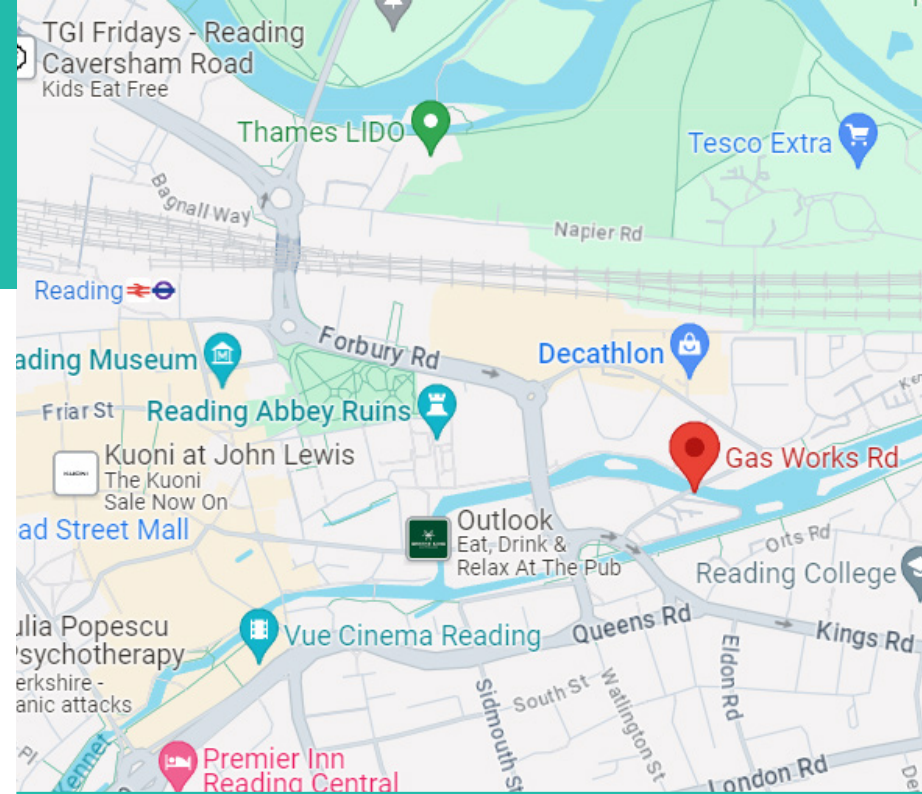
Offers are invited in excess of £1,000,000, subject to contract.

## VAT

We understand that the is elected for VAT.

## Viewings

Viewings are strictly by appointment through sole agents Harston&Co.



Price:

Offers in excess of £1,000,000

# Harston&Co

[harstonandco.co.uk](https://www.harstonandco.co.uk)

020 3371 0061

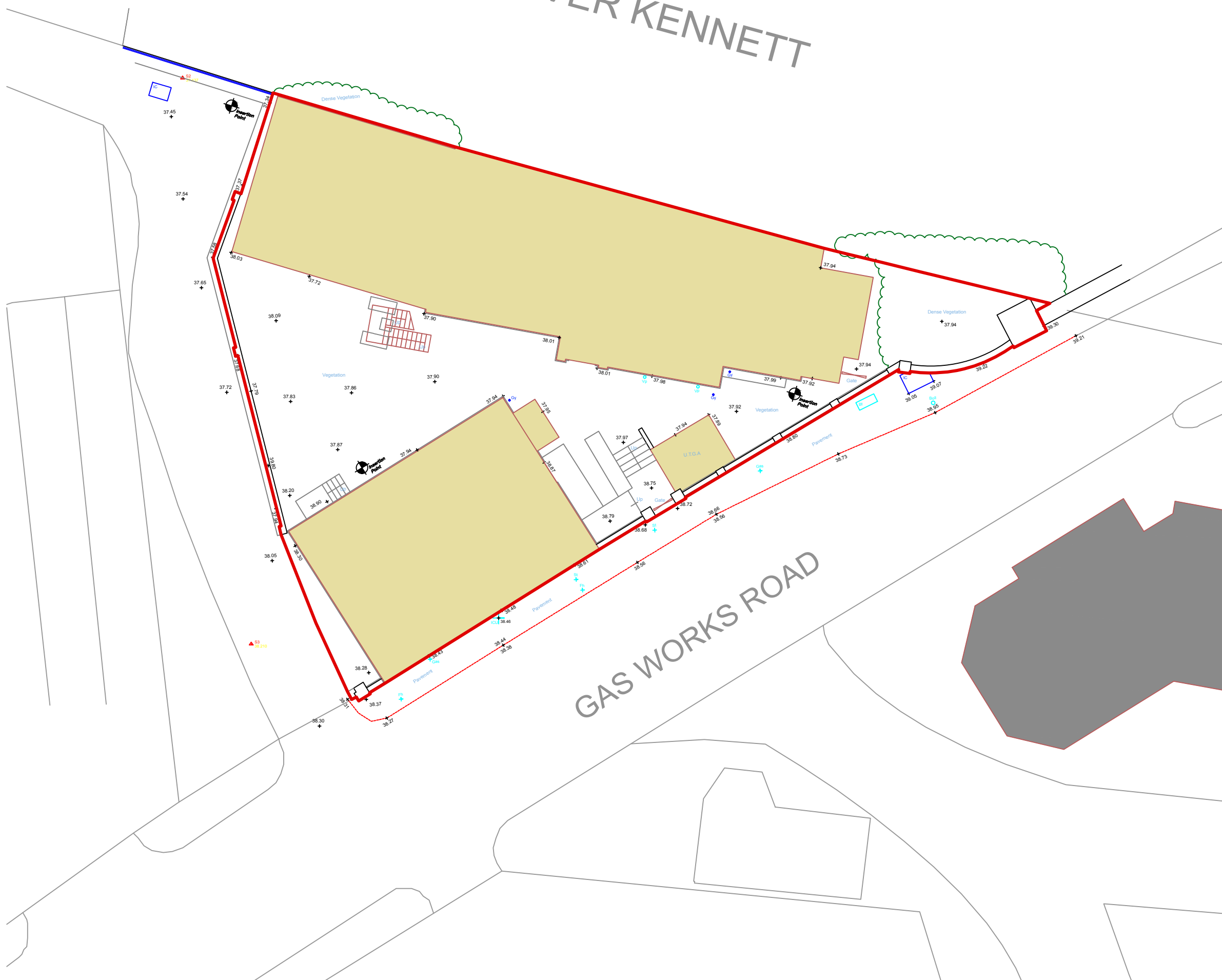
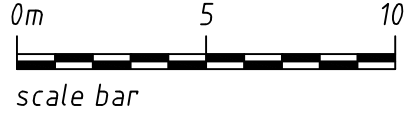
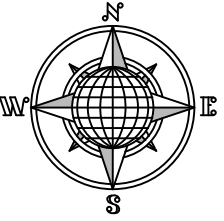
[info@harstonandco.co.uk](mailto:info@harstonandco.co.uk)

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# RIVER KENNETT

Site Area  
 651.67m<sup>2</sup> 0.0651 ha  
 0.161 Acres



Rev.	Date	Revision
A	13-03-16	Levels added



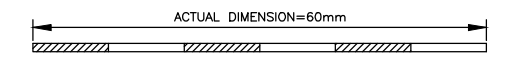
Project Title  
**Land at  
 Gas Works Road  
 Reading  
 RG1 3EE**

Drawing Title  
**EXISTING SITE PLAN**

Status **PLANNING ISSUE**

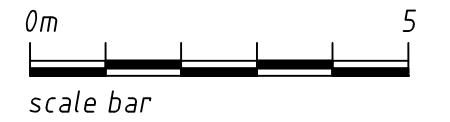
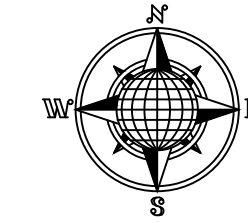
Scale 1 : 200 @ A3

Date January 2015 Drawn Stuart Loxton



Drwg. No. <b>14/354/P01</b>	Rev. <b>A</b>
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- NOTES
1. All dimensions are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the Architect before construction.
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Site Area  
651.67m<sup>2</sup> 0.0651 ha  
0.161 Acres

Rev.	Date	Revision
A	14-03-16	Internal layouts and levels added



Project Title

**Land at  
Gas Works Road  
Reading  
RG1 3EE**

Drawing Title

**EXISTING FLOOR PLANS  
LOWER LEVEL**

Status

**PLANNING ISSUE**

Scale

1 : 100 @ A2

Date

January 2015

Drawn

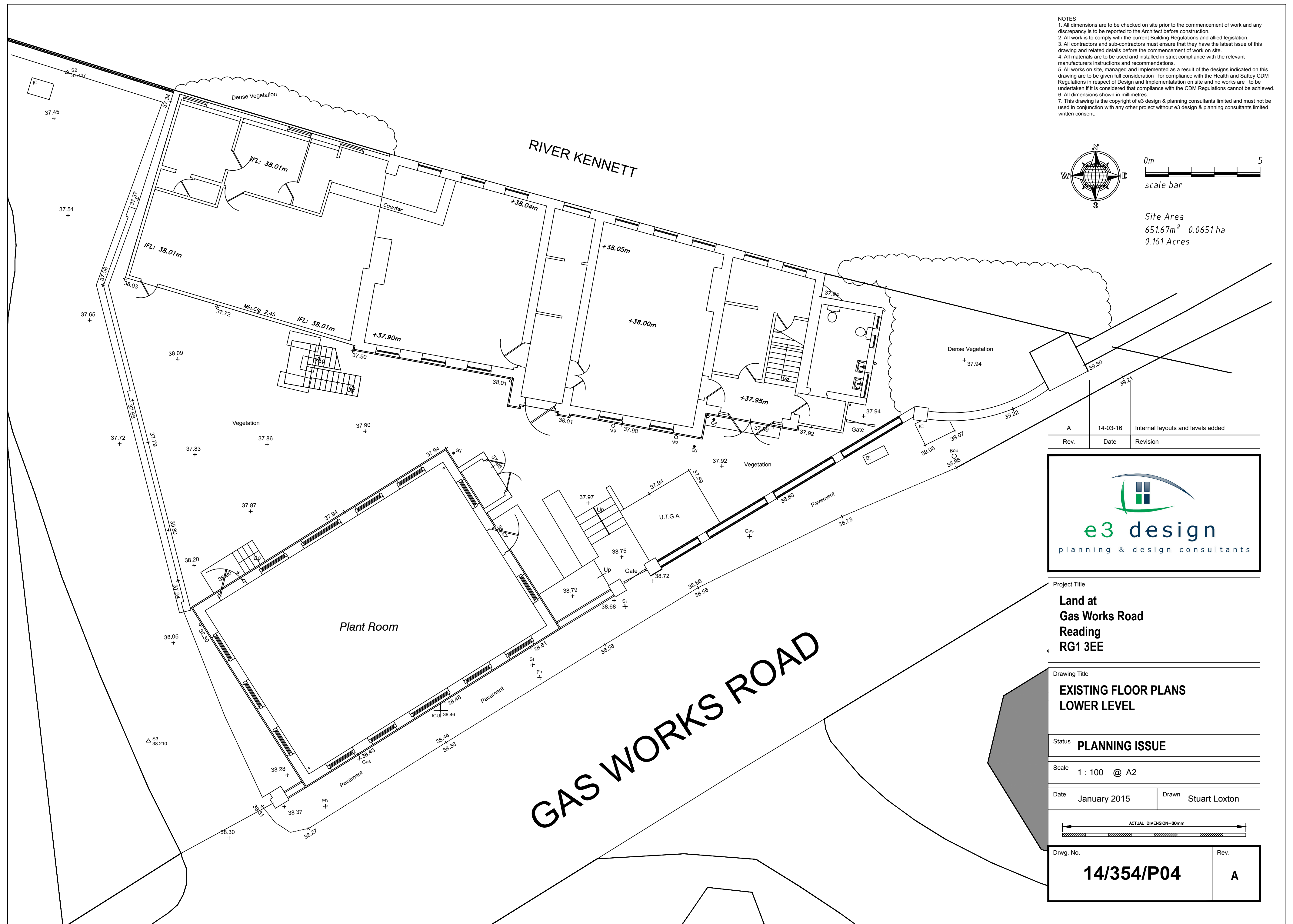
Stuart Loxton

Drwg. No.

**14/354/P04**

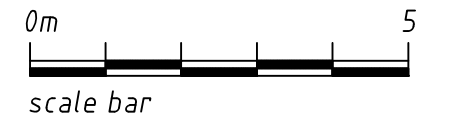
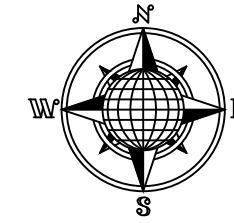
Rev.

**A**





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Site Area  
651.67m<sup>2</sup> 0.0651 ha  
0.161 Acres

RIVER KENNETT

Building unsafe to enter to survey

Double height space

GAS WORKS ROAD

Rev.	Date	Revision
A	14-03-16	Internal layouts added



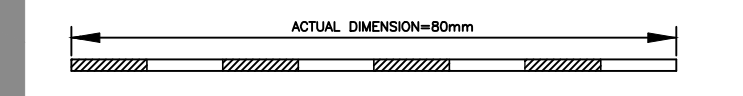
Project Title  
**Land at  
Gas Works Road  
Reading  
RG1 3EE**

Drawing Title  
**EXISTING FLOOR PLANS  
UPPER LEVEL**

Status **PLANNING ISSUE**

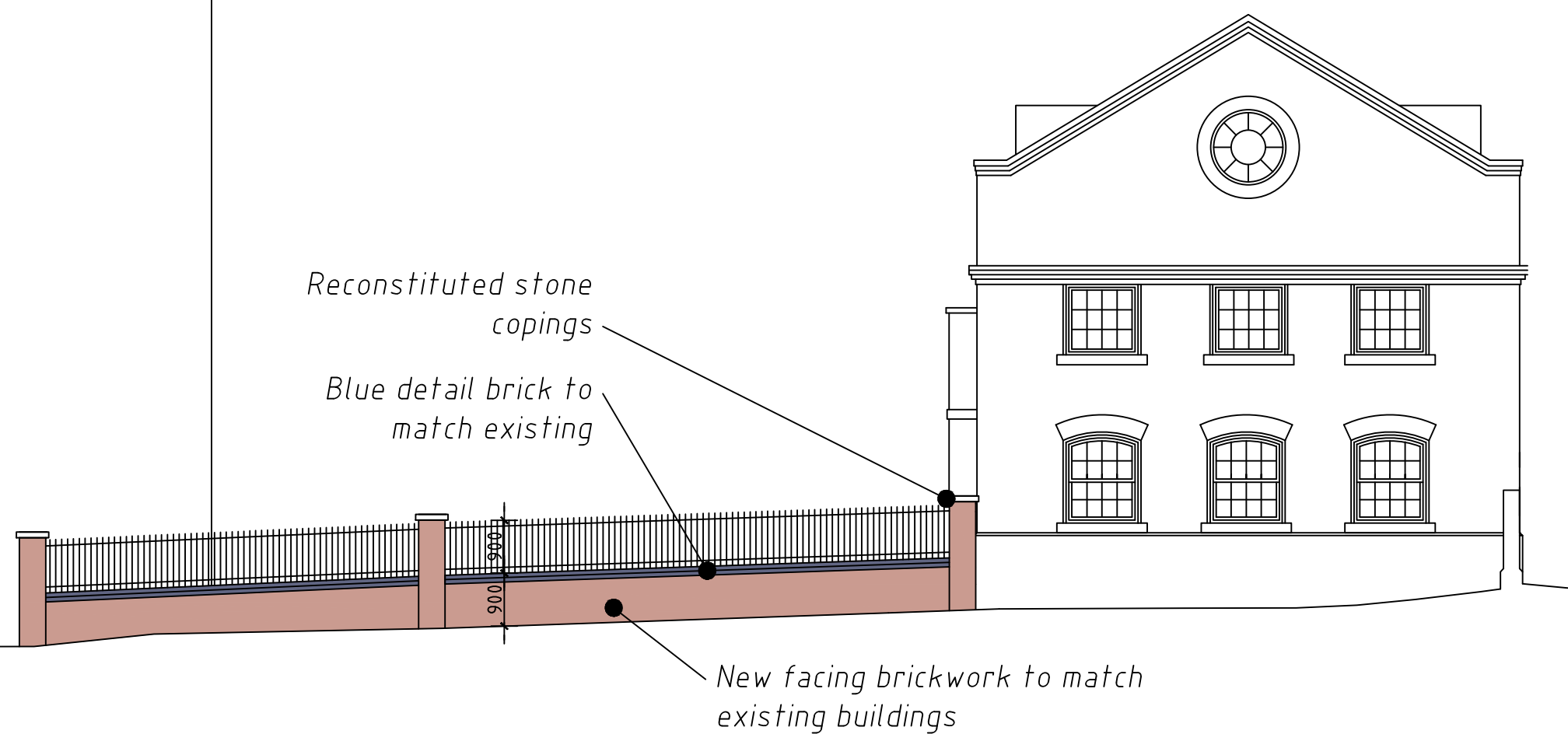
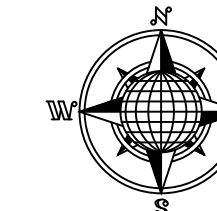
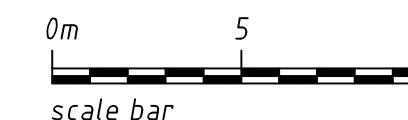
Scale 1 : 100 @ A2

Date January 2015 Drawn Stuart Loxton



Drwg. No.	Rev.
<b>14/354/P05</b>	<b>A</b>

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Datum: 35.00m.  
 New Boundary Wall Elevation/Street Scene  
 scale 1: 100

SCHEDULE OF ACCOMMODATION

17.24%	5 No. studio apartments
48.28%	14 No. 1-bed apartments
31.03%	9 No. 2-bed apartments
3.45%	1 No. 3-bed apartments

Total 29 No. apartments

Site Area  
 65167m<sup>2</sup> 0.0651 ha  
 0.161 Acres



Rev.	Date	Revision
E	15-06-16	Housing mix ratios corrected
D	13-06-16	Private garden to Plot 6 removed and area added to general amenity area
C	07-06-16	Number of units reduced. Cycle ramp position revised
B	30-03-16	Photovoltaic cells added. Dormer windows shaded to indicate lead colour
A	21-03-16	ROOF PLAN AND LEVELS ADDED. NEW BOUNDARY WALL DETAILS ADDED



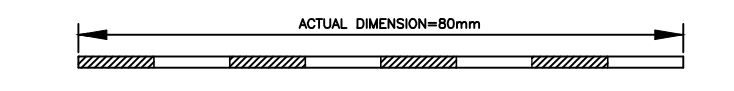
Project Title  
**Land at Gas Works Road Reading RG1 3EE**

Drawing Title  
**PROPOSED SITE PLAN**

Status **PLANNING ISSUE**

Scale **1: 200 @ A1**

Date **January 2015** Drawn **Stuart Loxton**



Drwg. No.	Rev.
<b>14/354/P100</b>	<b>E</b>



SCHEDULE OF ACCOMMODATION

- 20 % 4 No. 1-bed 1 person apartment
- 30 % 6 No. 1-bed 2 person apartment
- 40 % 8 No. 2-bed 3 person apartment
- 5 % 1 No. 2-bed 4 person apartment
- 5 % 1 No. 3-bed 4 person apartment

Total 20 No. apartments

- NOTES
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Scale bar: 0m to 5m

Site Area  
651.67m<sup>2</sup> 0.0651 ha  
0.161 Acres

Rev.	Date	Revision
G	31-08-16	Housing mix revised
F	26-08-16	Revised to 20 units
E	15-06-16	Housing mix ratios corrected
D	13-06-16	Private garden to Plot 6 removed and area added to general amenity space
C	07-06-16	Building 1 Ground floor revised to show cycle store and store rooms
B	30-03-16	New and existing walls indentified.
A	20-03-16	Finished floor levels and Staircase/Lobby areas added.



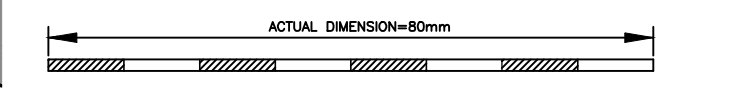
Project Title  
**Land at Gas Works Road Reading RG1 3EE**

Drawing Title  
**PROPOSED FLOOR PLANS LEVEL 1**

Status **PLANNING ISSUE**

Scale 1 : 100 @ A2

Date January 2015 Drawn Stuart Loxton



Drwg. No. <b>14/354/P08</b>	Rev. <b>G</b>
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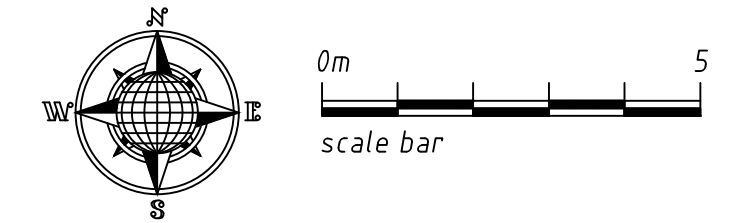


SCHEDULE OF ACCOMMODATION

- 20 % 4 No. 1-bed 1 person apartment
- 30 % 6 No. 1-bed 2 person apartment
- 40% 8 No. 2-bed 3 person apartment
- 5 % 1 No. 2-bed 4 person apartment
- 5 % 1 No. 3-bed 4 person apartment

Total 20 No. apartments

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Site Area  
651.67m<sup>2</sup> 0.0651 ha  
0.161 Acres

Rev.	Date	Revision
F	31-08-16	Housing mix revised. Obscure glazed window removed from Plot 2 Bed 2.
E	26-08-16	Revised to 20 units
D	15-06-16	Housing mix ratios corrected
C	07-06-16	Plot numbers revised
B	30-03-16	New and existing walls indentified.
A	20-03-16	Finished floor levels and Staircase/Lobby areas added.



Project Title

**Land at  
Gas Works Road  
Reading  
RG1 3EE**

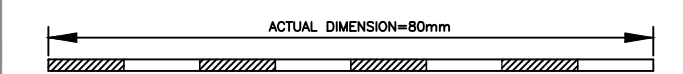
Drawing Title

**PROPOSED FLOOR PLANS  
LEVEL 2**

Status **PLANNING ISSUE**

Scale 1 : 100 @ A2

Date January 2015 Drawn Stuart Loxton



Drwg. No.	Rev.
<b>14/354/P09</b>	<b>F</b>



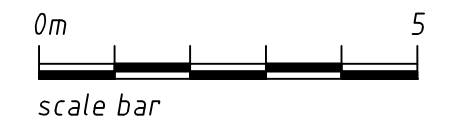
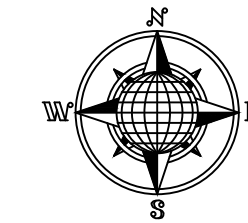


SCHEDULE OF ACCOMMODATION

- 20 % 4 No. 1-bed 1 person apartment
- 30 % 6 No. 1-bed 2 person apartment
- 40% 8 No. 2-bed 3 person apartment
- 5 % 1 No. 2-bed 4 person apartment
- 5 % 1 No. 3-bed 4 person apartment

Total 20 No. apartments

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Site Area  
651.67m<sup>2</sup> 0.0651 ha  
0.161 Acres

Rev.	Date	Revision
F	31-08-16	Housing mix revised
E	26-08-16	Revised to 20 units
D	15-06-16	Housing mix ratios corrected
C	07-06-16	Plot numbers revised
B	30-03-16	New and existing walls indentified.
A	20-03-16	Finished floor levels and Staircase/Lobby areas added.



Project Title

**Land at  
Gas Works Road  
Reading  
RG1 3EE**

Drawing Title

**PROPOSED SECOND FLOOR PLANS  
LEVEL 3**

Status

**PLANNING ISSUE**

Scale

1 : 100 @ A2

Date

January 2015

Drawn

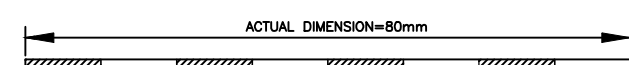
Stuart Loxton

Drwg. No.

**14/354/P10**

Rev.

**F**

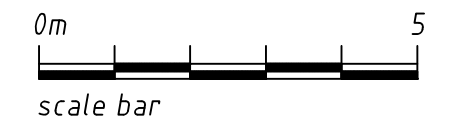
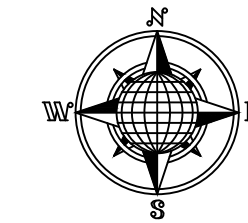


SCHEDULE OF ACCOMMODATION

- 20 % 4 No. 1-bed 1 person apartment
- 30 % 6 No. 1-bed 2 person apartment
- 40% 8 No. 2-bed 3 person apartment
- 5 % 1 No. 2-bed 4 person apartment
- 5 % 1 No. 3-bed 4 person apartment

Total 20 No. apartments

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Site Area  
651.67m<sup>2</sup> 0.0651 ha  
0.161 Acres

Rev.	Date	Revision
F	31-08-16	Housing mix revised
E	26-08-16	Revised to 20 units
D	15-06-16	Housing mix ratios corrected
C	07-06-16	Plot numbers revised
B	30-03-16	New and existing walls identified.
A	20-03-16	Finished floor levels and Staircase/Lobby areas added. Roof Plan added for Building 2



Project Title

**Land at  
Gas Works Road  
Reading  
RG1 3EE**

Drawing Title

**PROPOSED THIRD FLOOR PLANS  
LEVEL 4**

Status

**PLANNING ISSUE**

Scale

1 : 100 @ A2

Date

January 2015

Drawn

Stuart Loxton

Drwg. No.

**14/354/P11**

Rev.

**F**



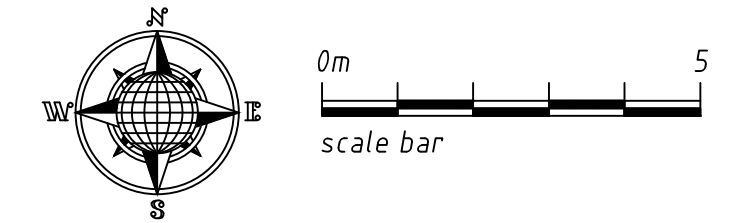


SCHEDULE OF ACCOMMODATION

- 20 % 4 No. 1-bed 1 person apartment
- 30 % 6 No. 1-bed 2 person apartment
- 40% 8 No. 2-bed 3 person apartment
- 5 % 1 No. 2-bed 4 person apartment
- 5 % 1 No. 3-bed 4 person apartment

Total 20 No. apartments

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Site Area  
651.67m<sup>2</sup> 0.0651 ha  
0.161 Acres

Rev.	Date	Revision
F	31-08-16	Housing mix revised
E	26-08-16	Revised to 20 units
D	15-06-16	Housing mix ratios corrected
C	07-06-16	Plot numbers revised
B	30-03-16	New and existing walls identified.
A	20-03-16	Finished floor levels and Staircase/Lobby areas added. Roof Plan added for Building 2



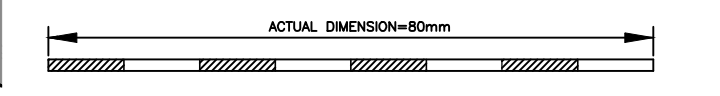
Project Title  
**Land at Gas Works Road Reading RG1 3EE**

Drawing Title  
**PROPOSED FLOOR PLANS LEVEL 5**

Status **PLANNING ISSUE**

Scale 1 : 100 @ A2

Date January 2015 Drawn Stuart Loxton



Drwg. No. <b>14/354/P12</b>	Rev. <b>F</b>
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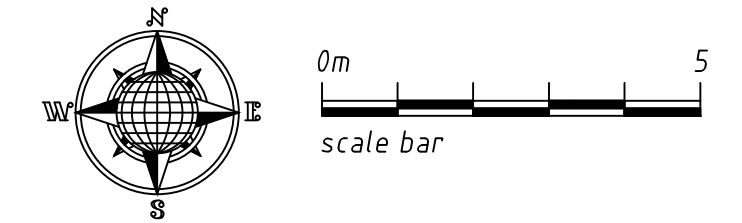


SCHEDULE OF ACCOMMODATION

- 20 % 4 No. 1-bed 1 person apartment
- 30 % 6 No. 1-bed 2 person apartment
- 40% 8 No. 2-bed 3 person apartment
- 5 % 1 No. 2-bed 4 person apartment
- 5 % 1 No. 3-bed 4 person apartment

Total 20 No. apartments

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Site Area  
651.67m<sup>2</sup> 0.0651 ha  
0.161 Acres



Rev.	Date	Revision
F	31-08-16	Plot 19 revised to 3-bed Plot 20 revised to 2-bed
E	26-08-16	Revised to 20 units
D	15-06-16	Housing mix ratios corrected
C	07-06-16	Plot numbers revised
B	30-03-16	New and existing walls identified.
A	20-03-16	Finished floor levels and Staircase/Lobby areas added. Roof Plan added for Building 2



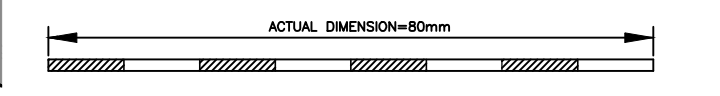
Project Title  
**Land at Gas Works Road Reading RG1 3EE**

Drawing Title  
**PROPOSED FIFTH FLOOR PLANS LEVEL 6**

Status **PLANNING ISSUE**

Scale 1 : 100 @ A2

Date January 2015 Drawn Stuart Loxton



Drwg. No. <b>14/354/P13</b>	Rev. <b>F</b>
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