Lot 46, Land at Beech Court, Wokingham Road, Hurst, Nr Reading, Berkshire RG10 0RQ



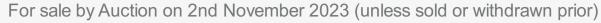
For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Freehold Land with Residential Potential (STC)

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Berkshire RG10 0RQ





Property Information

Freehold Land with Residential Potential (STC)

- Comprises 1.25 acres (0.51 hectares)
- Residential Development Potential (subject to consents)
- · Affluent and Attractive Residential Area
- Benefits from Good Road Access to A329 (M) and M4 Motorway

Lot 46 Auction

Available

2nd November 2023

Rent

Status

£620 per Annum Exclusive

Development

Sector

Auction Venue
Live Streamed Auction

Location

Miles 1.5 miles south of Twyford, 3 miles north of Wokingham, 5 miles

east of Reading

Roads A321, A329 (M), M4

Rail Twyford Railway Station, Wokingham Railway Station

Air London Heathrow Airport

Situation

The property is situated on the east side of Wokingham Road (A321) adjacent to Beech Court office park. The locality benefits from excellent connection to the A4 Bath Road, which in turn provides links to the A329 (M) and M4 motorway. In addition, Twyford Railway Station and Wokingham Railway station are within a few miles that provide direct routes to London (Paddington and Waterloo). The surrounding area is predominantly residential with large amounts of countryside.

Tenure

Freehold.

Description

The property comprises a parcel of land with an area of approximately 1.25 acres (0.51 hectares).

The land is currently used for grazing and may be suitable for residential development (subject to consents).

Note

The lease is outside the Security of Tenure Provisions Landlord & Tenant Act 1954. The adjacent office park, Beech Court, is being offered for sale as lot No. 5

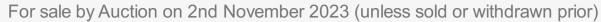
Completion Period

Six Week Completion

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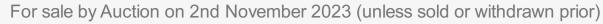




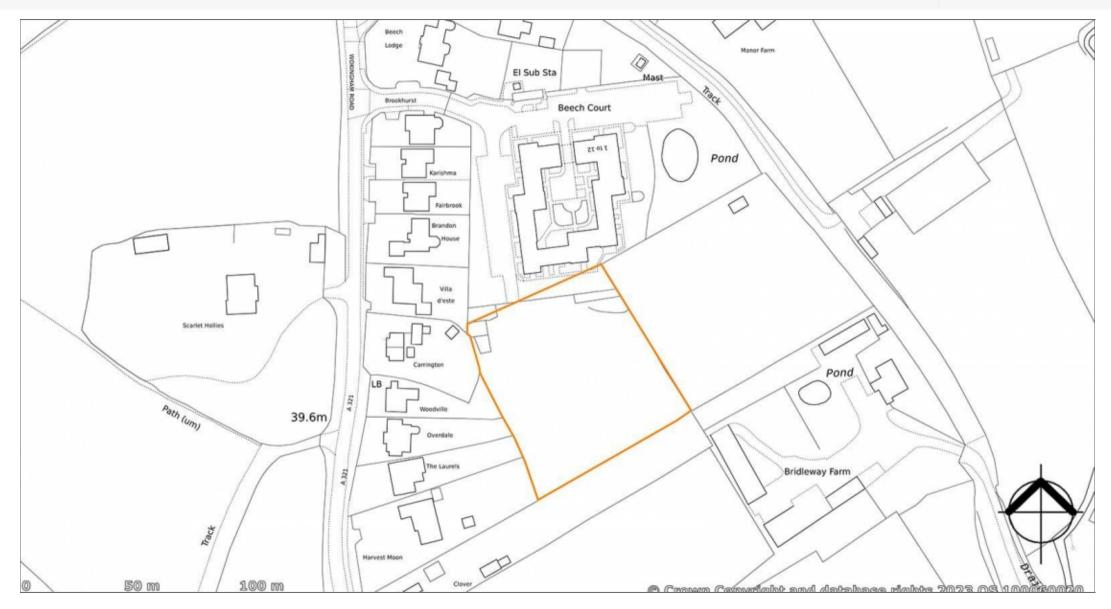
Tenancy & Accommodation

Use	Approximate Hectares	(Approximate Acres)	Tenant	Term	Rent p.a.x.
Land	0.51	(1.25)	AN INDIVIDUAL	2 years from 01/01/2020 (holding over)	£620
Total Approximate Land Area	0.51	(1.25)			£620

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Contacts

Acuitus

John Mehtab +44 (0)20 7034 4855

+44 (0)7899 060 519 john.mehtab@acuitus.co.uk

Edward Martin

+44 (0)20 7034 4854 +44 (0)7478 673 535

edward.martin@acuitus.co.uk

Seller's Solicitors

Russell Cooke Solicitors 8 Bedford Row London WC1R 4BX

Thomas Ferguson 02074 404 808

thomas.ferguson@russell-cooke.co.uk

Associate Auctioneers

Hicks Baker

Giles Blagden 0118 955 7082 q.blagden@hicksbaker.co.uk

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