

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For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)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

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Berkshire RG10 0RQ

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### 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

2nd November 2023

#### Rent

£620 per Annum Exclusive

#### Status

Available

#### Sector

Development

#### 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
<b>Total Approximate Land Area</b>	<b>0.51</b>	<b>(1.25)</b>			<b>£620</b>

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## Contacts

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September 2020

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