



**TREDEGAR ROAD, CAVERSHAM, READING, RG4**  
**GUIDE PRICE £400,000 FREEHOLD**

**BIDS INVITED ON THIS DEVELOPMENT PLOT  
 WITH PLANNING APPROVAL FOR A  
 SPACIOUS 4 BEDROOM FAMILY HOUSE**

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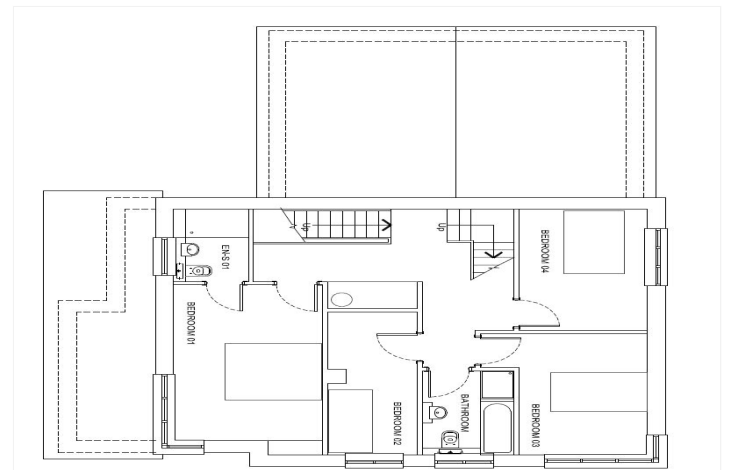
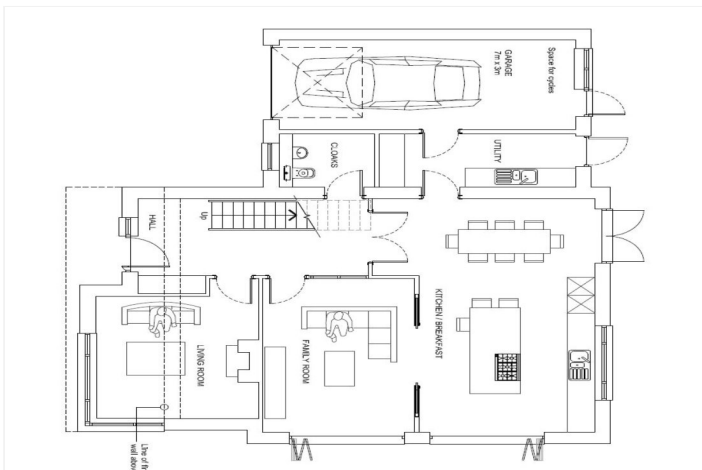


## DESCRIPTION:

Backing on to the Highdown School playing fields and set in an elevated position overlooking the fields of bugs bottom is this development plot with planning approval for a detached family home. Planning has been approved to build a spacious house of approximately 2800 sq. ft. (260 sq. mt.) in this popular location. Once built the house will comprise of four first floor bedroom, the master with an en-suite and a family bathroom. On the ground floor there will be a kitchen/diner, family room, living room, utility room and wc. There will be off road driveway parking, a garage and gardens. In our opinion, when finished and completed to a good specification the Gross Development Value (GDV) of the house will be in the region of £1m. There are CIL (Community Infrastructure Levy) and Section 106 contributions payable to Reading Borough Council in the region of £70,000 some of which will not be payable for a self-builder (Buyers are requested to make their own enquiries with Reading Borough Council). This well located site is a perfect self-build or would suit a builder/developer looking for their next project.

## AT A GLANCE

- Building Plot with Planning Approval
- Planning Application Number 181176
- Planning for a 4 Bedroom Detached House
- Popular Location
- Section 106 Contribution Approx. £30,000
- Community Infrastructure Levy Approx. £38,000
- GDV of Approximately £1m





SOUTH ELEVATION (REAR)

