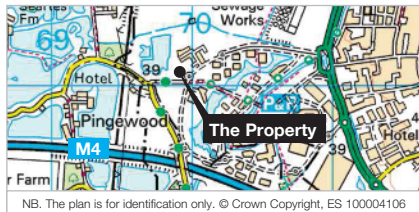


# **Pingewood** **22, 23 and 24** **Smallmead Cottages,** **Electricity Substation** **and Telecoms Mast,** **Kirtons Farm Road,** **Nr Reading,** **Berkshire** **RG30 3UR**

- **Three Derelict Cottages and Paddock Area**
- Electricity Substation
- Telecommunications Mast
- Cottages Vacant
- Mast and Substation subject to Leases
- Total Site Area Approximately 0.9 Hectares (2.4 Acres)
- Possible potential for Development, subject to consents

**BY ORDER OF PRUDENTIAL ASSURANCE COMPANY LTD**



## **To View**

By application to the site.

## **Seller's Solicitor**

Hogan Lovells International LLP  
 (Ref: Shreya Vaghadia).  
 Tel: 0207 296 2000.  
 Email: shreya.vaghadia@hoganlovells.com

**INVESTMENT/PART VACANT –**  
**Three Freehold Cottages and Site**



## **Tenure**

Freehold.

## **Location**

Pingewood is a rural hamlet located around 3.5 miles south-west of Reading town centre. Reading itself is a busy town offering excellent facilities and transport connections and is approximately 40 miles west of central London. The M4 Motorway (Junctions 11 and 12) is within easy reach to the south and rail connections, including Crossrail, run from Reading Station (London Paddington, fastest journey time 28 minutes). The site is close to the ongoing development of Green Park Village, which includes 737 homes, a new station and a primary school. The property is on the south side of Kirtons Farm Road, close to its junction with Smallmead Road.

## **Description**

The property comprises an irregular shaped site extending to approximately 0.9 hectares (2.4 acres). To its eastern extremity, there is a terrace of three derelict Victorian cottages fronting Kirtons Farm Road. There is a small paddock area to the rear of these cottages. On the northern boundary, there is a telecommunications mast. Occupying most of the western half of the site, there is an electricity substation constructed on a hardstanding platform with exclusive driveway access from Kirtons Farm Road.



## **Tenancies**

Please refer to the legal pack regarding the telecommunications mast and electricity substation. The cottages and paddock area are vacant.

## **Planning**

Local Planning Authority: West Berkshire Council.  
 Tel: 01635 519111.  
[www.westberks.gov.uk](http://www.westberks.gov.uk)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



