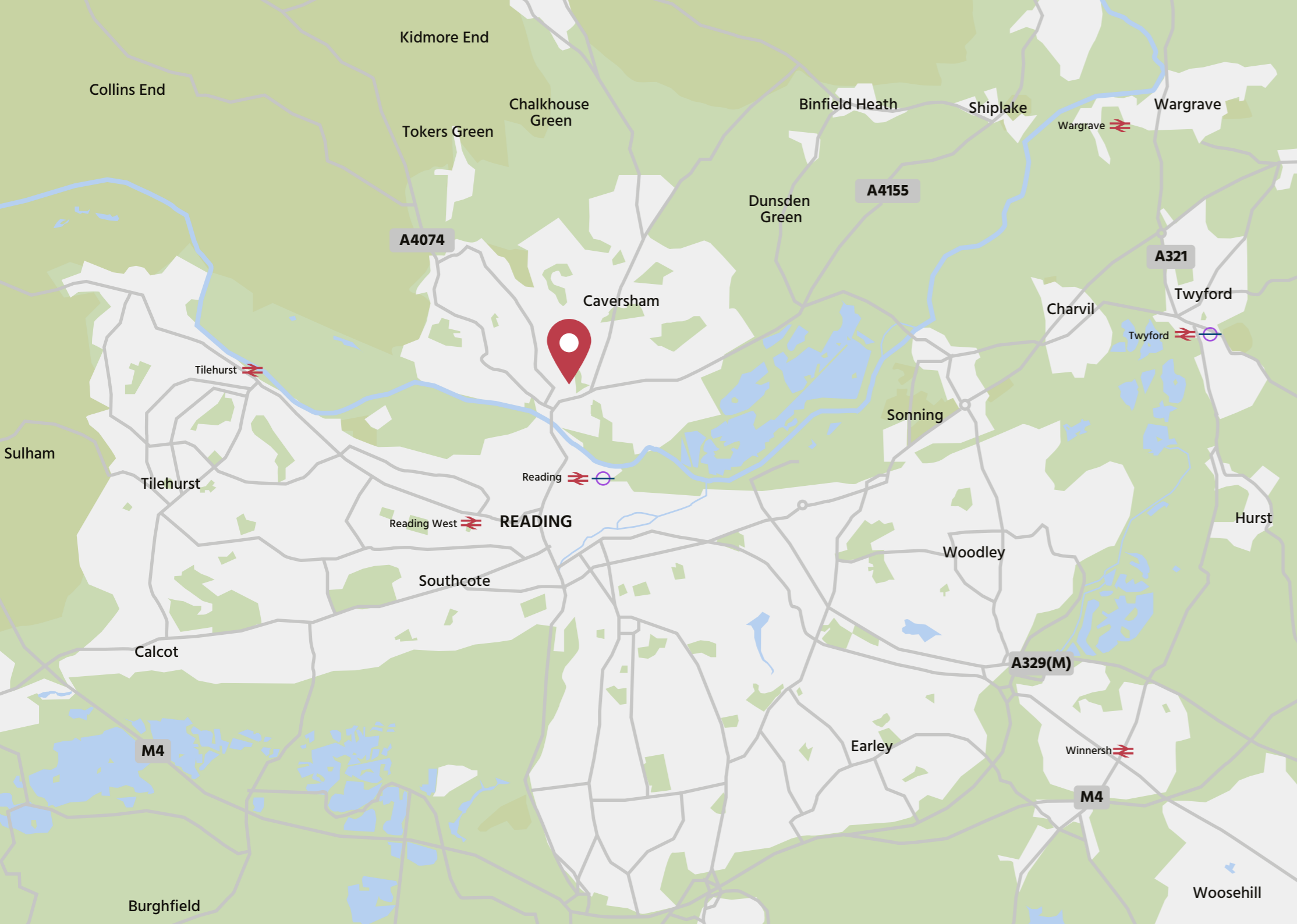




HEMDEAN HOUSE SCHOOL, HEMDEAN ROAD, READING RG4 7SD

EXCITING OPPORTUNITY TO ACQUIRE THE FREEHOLD INTEREST OF A FORMER SCHOOL IN A SOUGHT-AFTER LOCATION WITH POTENTIAL FOR REDEVELOPMENT, SUBJECT TO PLANNING PERMISSION



Summary

- Opportunity to acquire a former school (Use Class F1)
- Attractive grounds comprising sports and play areas, grassland and woodland
- Approximately 1,473 sq m (15,855 sq ft) GIA of existing accommodation
- Site area extending to 2.65 acres (1.07 hectares)
- Freehold interest
- The majority of the site is available with vacant possession with one building subject to a lease to a nursery expiring on 1 January 2025
- Located in Caversham, an affluent suburb of Reading, within walking distance of local amenities and Reading Station which provides regular services to London and Oxford as well as the Elizabeth Line.
- The site is well suited for continued education use, including for pupils with SEN, or comprehensive redevelopment for residential or care uses, subject to necessary planning permissions.

Location

The property is located in Caversham, an affluent village and suburb of Reading in Berkshire. The property is situated off the west side of Hemdean Road and the surrounding areas of the property are predominantly residential in nature characterised by two-storey semi-detached and detached houses.

The property is located approximately 1 mile north of Reading town centre. Reading is a vibrant urban centre and one of the largest economic and commercial centres in the South East, outside of London. It offers an extensive range of amenities including a shopping centre, restaurants, theatres and numerous leisure facilities. Caversham is generally considered to be a desirable and affluent part of the town, consisting largely of low density residential. Caversham itself offers a variety of local shops, cafes, and parks, with the River Thames nearby.

Reading Railway Station serves as a major transport hub, providing access to Great Western Rail, Cross Country and South Western railway services. The station connects to London Paddington to the east, Birmingham to the north and Cardiff to the west. The station also provides access to the Elizabeth Line providing direct services to Central London and the City.

Reading is located adjacent to the M4 motorway (Junctions 10, 11 & 12) providing excellent transport links to Central London and to the west of England. The M4 motorway also links directly to the M25 Motorway (Junction 15).

Connectivity

The site benefits from excellent connectivity.

Road

Location	Travel time
Reading town centre	1 mile north
M4	4 miles south
Maidenhead	13 miles north east
Oxford	24 miles north west

Rail

Location	Travel time (from Reading Railway Station)
London Paddington (GWR)	25 minutes
Bond Street (Elizabeth Line)	57 minutes
Oxford	23 minutes
Gatwick Airport	90 minutes

Description

Hemdean House School represents an exciting opportunity to acquire a freehold school, well suited for SEN or other education use or for alternative uses and redevelopment subject to necessary planning consents.

The School was founded in 1859 in the original attractive red brick Victorian residence. The site comprises various other buildings which have been developed over several years including classroom blocks, a hall, a nursery and barns used for the forest school.

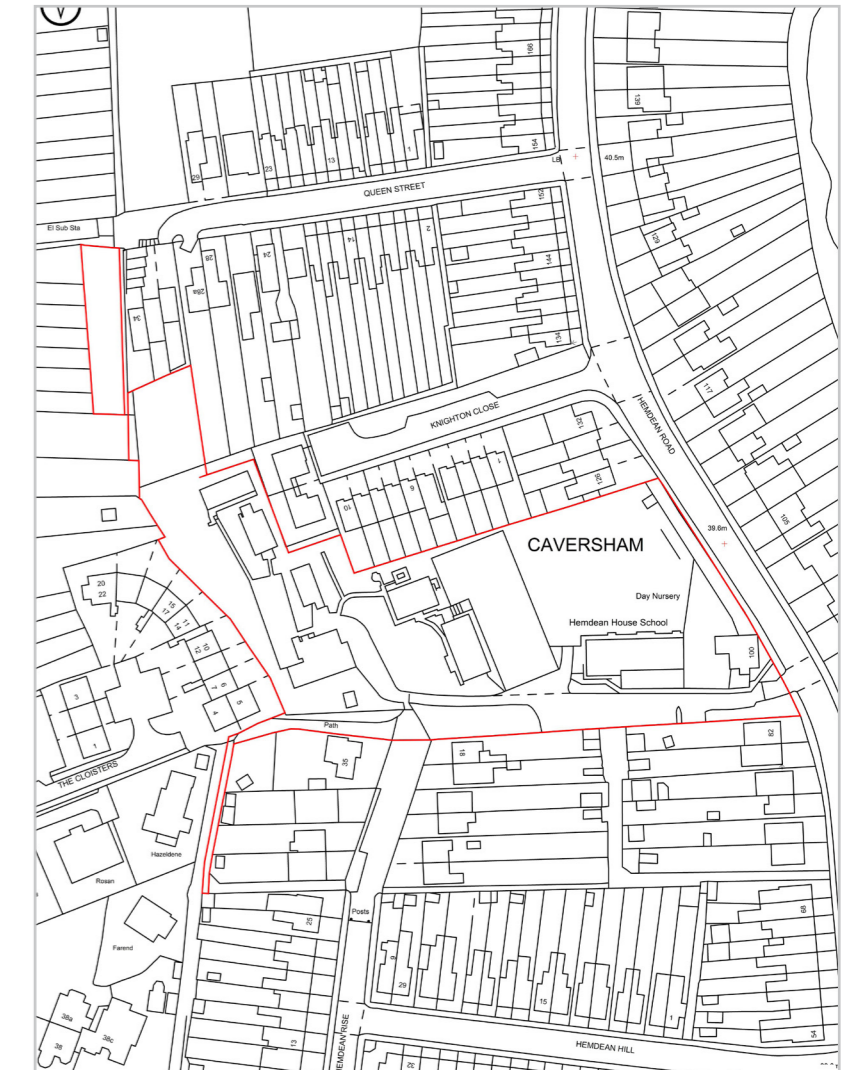
The original building is located at the south west of the site and provides accommodation over four storeys. It comprises several classrooms including a science laboratory and ICT suite, in addition to offices, breakout areas and WCs. Adjacent to the original building is a single storey detached red brick building accommodating a home economics classroom.

The main school reception is located in the hall building where there is a staff office, changing rooms, WCs, kitchen and a large school hall with storage. There are two single storey detached classroom blocks in the centre of the site each accommodating two classrooms and WCs.

The nursery is located at the south east of the site adjacent to the site entrance. The nursery is a two storey red brick building with additional accommodation in two portacabins. The nursery has its own astro turf playground which is secured and fenced off from the main site.

The site has gated vehicular and pedestrian access from Hemdean Road and there is car parking for circa 22 cars. There is a tarmac fenced sports court in the centre of the site in addition to a grass playing field. There is a forest school building and a large barn located at the north west of the site adjacent to woodland used for the forest school.

The site slopes from east to west and extends to approximately 2.65 acres (1.07 hectares).





Accommodation

The properties have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprise the following gross internal areas:

Accommodation	GIA	
	Floor Area (sqm)	Floor Area (sq ft)
Main School Building	617	6,640
Classroom Block 1	150	1,614
Classroom Block 2	92	995
Home Economics Building	67	721
Hall	225	2,420
Forest School	74	795
Barn	118	1,271
Nursery (estimate)	130	1,400
Total	1,473	15,855

Planning & Development

The property is located in the Reading Borough Council local authority. The buildings are not statutory or locally Listed and are not located in a conservation area.

The property has formerly been used as a school which falls within Use Class F1 of the Town and Country Planning (Use Classes) Order 1987.

The site offers considerable potential for intensification of the existing use, including for pupils with SEN; mixed use schemes of redevelopment including education use or comprehensive redevelopment for residential or care uses, subject to necessary planning permissions.

Prospective purchasers should make their own enquiries of the local authority.



Tenure

The property is held under three freehold titles, details of which can be found in the data room.

The main school site is offered freehold with vacant possession. The nursery is leased to Playday (Caversham) Limited on a lease expiring 1 January 2025 at a rent of £15,000 per annum which is contracted outside of the Landlord and Tenant Act 1954.

EPC

Property	EPC Rating
Main House	D
Main Hall	B
Home Economics	E
Drama Studio	D
Art Room	E
Nursery	D
Classroom Block 1	E
Classroom Block 2	E

VAT

The property is not elected for VAT.

Offers

We are inviting offers on behalf of the vendor for the freehold interest by way of informal tender. Further details on the sale process will be issued in due course.

The seller has a preference for an unconditional sale but all offers will be considered on their merits including subject to planning or unconditional with planning top-up and proposals with development overage may be attractive.

Viewings and Further Information

Viewings should be arranged strictly via appointment through sole agents, Gerald Eve. No parties are to attend the site without appointment. We will be arranging viewing days in due course.

The following information is available to download from a data site with access provided on request:

- Copies of Land Registry entries
- EPC Certificates
- Photographs

For more information please contact either Will Fennell, Ben Gilbey or Rhianon Klein

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