

LAND TO THE REAR OF 207 - 219 HENLEY ROAD

CAVERSHAM, READING, RG4 6LJ

DEVELOPMENT OPPORTUNITY, WITH DETAILED PLANNING
CONSENT FOR 9 RESIDENTIAL DWELLINGS

Lambert
Smith
Hampton

The Opportunity

- + The site extends to approximately **0.37 hectares (0.91 acres)**.
- + Benefits from detailed planning consent for the development of **9 residential dwellings**.
- + An **attractive, low-density scheme** suited to the character of the surrounding residential area.
- + Located in **Caversham, Reading**, within a desirable residential location, offering convenient access to local amenities, including Caversham Lakes as well as public transport into Reading town centre.
- + The **freehold interest** is available for sale.
- + Offered for **disposal by private treaty**.

Description

The site extends to approximately 0.37 hectares (0.91 acres) and comprises the combined rear garden areas of Nos. 209 to 219.

It is broadly square in configuration, with a generally level profile across much of the site. However, there is a degree of level variation, including a differential from the Willow View access point and a gentle gradient rising towards the rear boundary. Overall, the site still provides a relatively efficient and regular land parcel that is well-suited to redevelopment. Access to the site is taken via Willow View, which is approached off Henley Road.

Location

The site is located to the rear of 207–219 Henley Road, within an established and predominantly residential area of Caversham, Reading. Caversham is a highly regarded and affluent suburb situated to the north of Reading town centre, offering a strong residential appeal.

The property is in close proximity to local amenities, with Caversham centre and Reading town centre both easily accessible via public transport (two bus stops adjacent to the access road). Reading provides an extensive retail and leisure offering, together with a mainline railway station delivering fast and frequent services to London Paddington.

The site is well connected by road, with Henley Road (A4074) providing direct access to Reading, Henley-on-Thames and the wider Thames Valley, while the M4 motorway is readily accessible for regional and national connectivity.

The immediate surroundings comprise a mix of family housing, established residential streets and local green spaces, with nearby recreational amenities including Thames-side walks and open countryside.



Planning

The site benefits from a detailed planning consent, conditions have been discharged and the planning permission has been implemented.

The approved planning application references are as follows:

1. PL/19/0887 (dated 25th March 2020)
2. PL/20/0619 (dated 12th August 2020) – Approval of details reserved by a condition
3. PL/20/1019 (dated 11th November 2020) – Approval of details reserved by a condition
4. PL/25/1845 (decision due by 8th June 2026) – Removal/variation of conditions

Relating to the following, planning consented, scheme:

Erection of 9 dwellings to the rear of 209-219 Henley Road with access road and associated landscaping.

The Section 73 submission (PL/25/1845) that was submitted in December 2025 incorporates various revisions to the approved scheme to create 8 x semi-detached houses and 1 x detached house, including minor adjustments across parts of the site, updates to landscaping, and a revised approach to affordable housing provision.



Further Information

Terms:

Offers for the freehold interest are invited on an unconditional basis only.

Guide Price:

Price upon application.

Tenure:

The extent of land to be disposed is as per the red line attached and comprises land registered under titles BK512795, BK512292 and BK512291, together with parts of titles BK179734, BK134182, ON40153 and BK506158. Copies of the relevant title documents are available in the Data Room.

VAT:

We understand that the property is not elected for VAT.

Method of Sale:

The freehold interest in the property is being offered for sale by private treaty.

Deposit:

A 10% deposit will be payable by the Purchaser to the Vendors on exchange of contracts.

Viewings:

Please contact Ben Robinson to book an appointment.

Legal Costs:

Each party is to be responsible for its own legal costs incurred in any transaction.

Data Room:

Interested parties requiring access to the Land Registry documents, red line plan and additional supporting documents should register to access the Data Room.

Sales Process and Basis of Offer:

The property is offered for sale by Private Treaty with offers invited for the freehold interest, subject to vacant possession. Purchasers proposing a conditional offer are required to clearly set out the nature of any conditions at the time of submission. All interested parties must complete a Bid Submission Template, available via the Data Room. The completed submission should include the purchase price, details of any conditions, solicitors' details, and evidence of funding to demonstrate the ability to complete the transaction.

Bidders should submit their offer by email to **Ben Robinson (brobinson@lsh.co.uk)** and **Ashley Sorayapour (ASorayapour@lsh.co.uk)** using the subject reference "Henley Road".

Bidders are encouraged to contact Lambert Smith Hampton by telephone to confirm safe receipt of their email submission. Hard-copy submissions should be sent to Lambert Smith Hampton, 55 Wells Street, London W1T 3PT, marked for the attention of Ben Robinson, Development Consultancy.

All offers are subject to contract. The Vendor does not undertake to accept any offer and reserves the right to enter into negotiations with any party at its absolute discretion.

Contact

For more information please contact:

Ashley Sorayapour

✉ ASorayapour@lsh.co.uk
☎ 07873 625 870

Ben Robinson

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☎ 07702 624 356

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