



IMPORTANT REGENERATION OPPORTUNITY WITHIN

GATEWAY PLAZA DEVELOPMENT, FARADAY ROAD, NEWBURY, BERKSHIRE

Extending to approximately 1.62 acres (0.65 hectares) with expected potential to accommodate Up to circa 150 units together with ancillary commercial.

Carter Jonas



THE PROPOSAL

The site with adjoining land (sold separately) has Planning Permission for 160 residential flats, a 48 flat apart-hotel, over 5,000sqm of commercial space and 353 parking spaces. The site offers a unique opportunity to create a stand-alone development within a major redevelopment area of this sought after market town. The vendors have had constructive discussions with West Berkshire Council who are supportive of a residential led scheme accessed from Kelvin Road to the north. We believe that the site has capacity for up to 150 apartments, subject to planning permission. The Council are also keen to see the inclusion of an element of commercial space and we envisage this could be accommodated on the eastern section of the site, with separate access and direct frontage to Faraday Road.

SITUATION AND DESCRIPTION

The property lies in a strategic position fronting onto the inner ring road through the town and within West Berkshire Council's adopted,

Bond Riverside, flagship regeneration area. An extant planning permission covers this and adjoining land. Further information is available from the agents. The site is ideally located just to the east of Newbury town centre and nearby Victoria Park, and benefits from easy walking distance of the town's many facilities including Newbury railway station, providing access into London Paddington within the hour, and bus/coach terminus. Junction 13 of the M4 motorway is approximately 4-miles away.

OFFERS

We invite offers on a subject to planning basis for the freehold interest.

VIEWING

The property may be viewed from the highway. Parties wishing to walk the property should arrange an appointment with Edward Walter or Nicholas White.

Particulars prepared August 2023.

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IMPORTANT INFORMATION

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