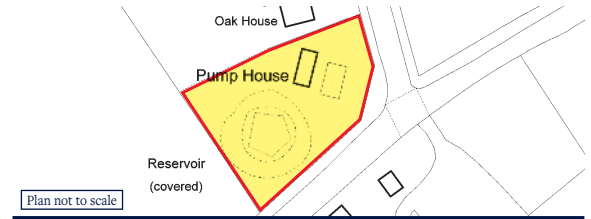


**LOT
41**

Former Tutts Clump Covered Reservoir Site, Bishops Road Tutts Clump, Nr Reading, Berkshire RG7 6LB

*By Order of
Thames Water*



Plan not to scale

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This plan is based upon the Ordnance Survey Map with the sanction
of the Controller of H.M. Stationery Office.

A former covered reservoir corner site of approximately 0.43 acres with possible development potential in very appealing village fringe location between Reading and Newbury. **Vacant.**

Tenure

Freehold.

Location

- Tutts Clump is a very appealing small village located about 5 miles west of Theale and 8 miles west of Reading
- Situated at the junction of Bishops Road and Cock Lane in very appealing village fringe location
- Local shopping amenities are available in Theale, whilst the retail and commercial centre of Reading is easily accessible
- The surrounding countryside provides a range of leisure and horse riding activities
- Access to the M4 provides good road links to the west and into London

📍 Theale

Description

- A corner site formerly utilised as a grass covered reservoir
- There is a brick built former pump building and an adjacent covered generator

- There is a gated vehicular access to the site from Bishops Road
- Possible development potential subject to the requisite consents
- Immediately adjacent to the north of the site is a relatively modern large attractive residential dwelling

Accommodation

- Brick Built Pump Building. Gross External Area approximately 665 sq ft
- Total Frontage to Bishops Road and Cock Lane 235ft
- Total Site Area approximately 0.43 acres

Planning

A pre-application enquiry was submitted to West Berkshire Council on 26th November 2018 with plans for a five bedroom detached house. The council responded with Pre-Application Advice (Ref: 18/00242/PREAPP) on 21st January 2019.

Viewing

Please refer to our website savills.co.uk/auctions