

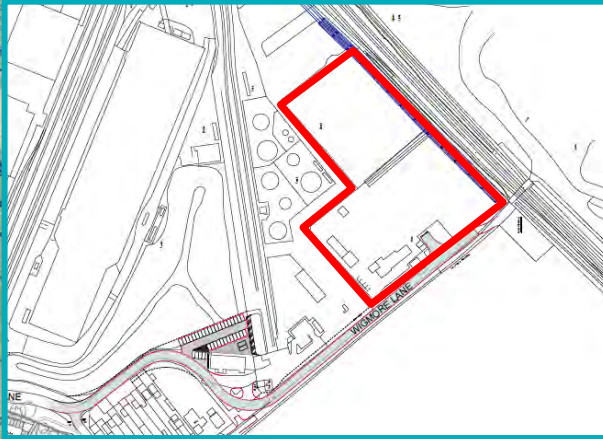


# HASLAM'S

CHARTERED SURVEYORS

COMMERCIAL REDEVELOPMENT SITE

## FOR SALE/TO LET



# WIGMORE LANE THEALE

Reading Berkshire RG7 5HH

|                  |   |
|------------------|---|
| <b>TYPE</b>      | <b>RAIL CONNECTED SITE<br/>SUITABLE FOR FREIGHT</b>   |
| <b>TENURE</b>    | <b>FREEHOLD / LEASEHOLD</b>                           |
| <b>SITE AREA</b> | <b>3.7 ACRES (approx.)<br/>(1.5 hectares approx.)</b> |

## KEY POINTS

- > Commercial development opportunity
- > Approx. 3 minute drive to M4 J12
- > Improved road access agreed in principle with Network Rail
- > Rail Connection Agreement available with Network Rail
- > Site strategically positioned for future rail expansion



## Location

The site lies approximately 1 mile to the southwest of Junction 12 of the M4 in Theale, accessed via the A4 Bath Road. Nearby properties include a lane of residential houses, Theale Fire station, and directly next door are industrial sites also connected to the Great Western Railway line.

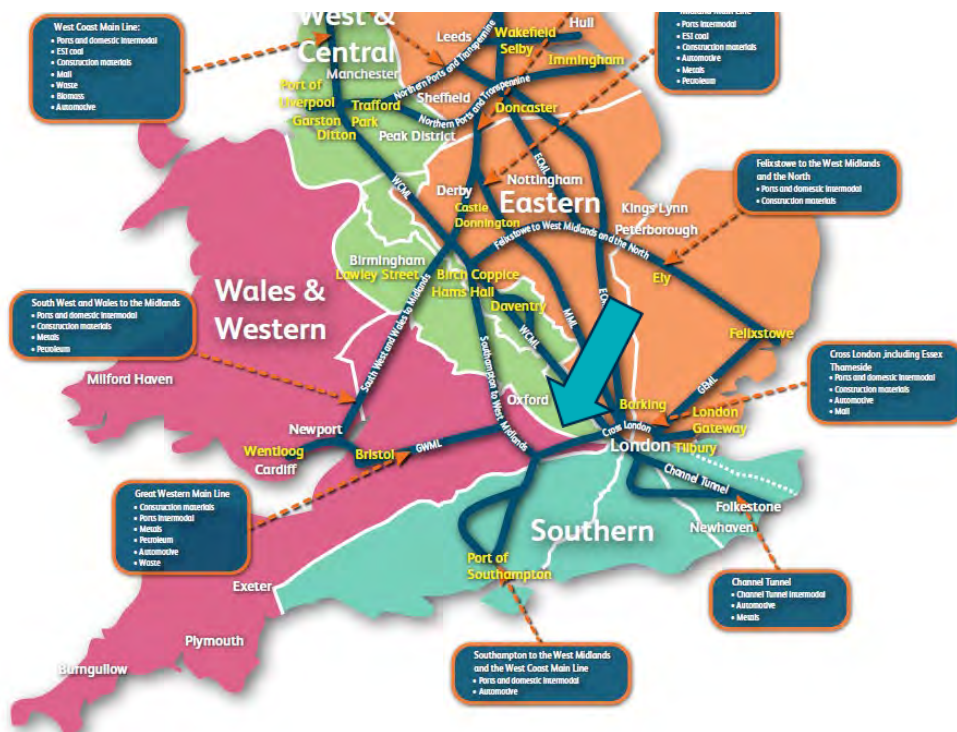
Reading town centre with its multiple facilities lies approximately 4 miles to the south-east. The M4 is the closest motorway, running from West London to Swansea, with easy access to the M25 and the M5. Heathrow airport is also nearby.

The site has excellent rail connections, with Theale railway station providing regular direct services to London Paddington (via Reading), as well as Exeter and Penzance. Connections include Bristol, Swansea, Southampton, Brighton, Gatwick, Guildford, Banbury, Gloucester and Hereford.

Theale is also well connected on the UK freight railway network as shown below.

































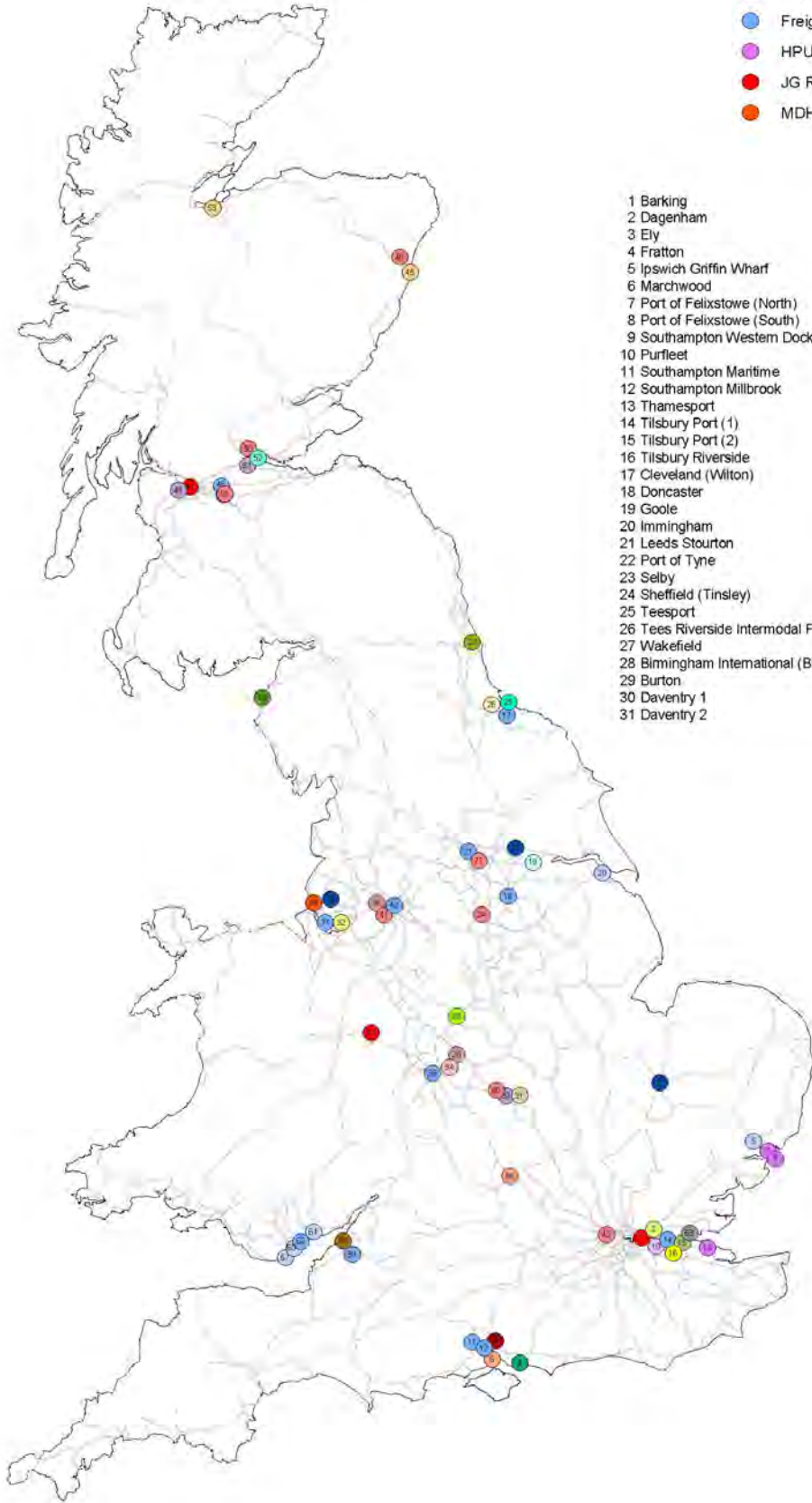
## Freight corridors and commodity types



# INTERMODAL RAIL TERMINALS

## Terminal Operator

- |   |  |
|---|--|
|  ABP                        |  Maritime Transport             |
|  ABP Connect               |  Maurice Hill                  |
|  AV Dawson                |  PD Ports                     |
|  Associated British Ports |  PD Stirling                  |
|  CdMR                     |  Pentalver                    |
|  DB Schenker              |  Port of Bristol              |
|  DSDA                     |  Port of Tyne                 |
|  Direct Rail Services     |  Port of Workington           |
|  Ford UK                  |  Portsmouth Commercial Port   |
|  Forth Ports              |  Potter Group                 |
|  Freightliner             |  Roadways Container Logistics |
|  HPUK                     |  Stobart                      |
|  JG Russell               |  Stobart Ports                |
|  MDHC                     |  Tilbury Container Services   |
|   |  WH Malcolim                  |
|   |  DP World                     |



- |   |                                 |
|---|---------------------------------|
| 1 Barking                                       | 32 Ditton / Widness             |
| 2 Dagenham                                      | 33 Donnington                   |
| 3 Ely   | 34 Hams Hall                    |
| 4 Fratton                                       | 35 Knowsley                     |
| 5 Ipswich Griffin Wharf                         | 36 Lawley Street                |
| 6 Marchwood                                     | 37 Liverpool Garston            |
| 7 Port of Felixstowe (North)                    | 38 Manchester                   |
| 8 Port of Felixstowe (South)                    | 39 Port of Liverpool (Seaforth) |
| 9 Southampton Western Docks                     | 40 Rugby                        |
| 10 Purfleet                                     | 41 Trafford Park (1)            |
| 11 Southampton Maritime                         | 42 Trafford Park (2)            |
| 12 Southampton Millbrook                        | 43 Willesden Euroterminal       |
| 13 Thamesport                                   | 44 Workington                   |
| 14 Tilsbury Port (1)                            | 45 Aberdeen Craiginchies        |
| 15 Tilsbury Port (2)                            | 46 Coatbridge                   |
| 16 Tilsbury Riverside                           | 47 Deanside (Hillington)        |
| 17 Cleveland (Wilton)                           | 48 Dyce Raiths Farm             |
| 18 Doncaster                                    | 49 Elderslie                    |
| 19 Goole  | 50 Grangemouth (1)              |
| 20 Immingham                                    | 51 Grangemouth (2)              |
| 21 Leeds Stourton                               | 52 Grangemouth (3)              |
| 22 Port of Tyne                                 | 53 Inverness                    |
| 23 Selby  | 54 Mossend                      |
| 24 Sheffield (Tinsley)                          | 55 Mossend EuroTerminal         |
| 25 Teesport                                     | 56 Avonmouth and Portbury       |
| 26 Tees Riverside Intermodal Park (TRIP - Midd) | 57 Barry Docks                  |
| 27 Wakefield                                    | 58 Bicester                     |
| 28 Birmingham International (Birch Coppice)     | 59 Bristol West Depot           |
| 29 Burton                                       | 60 Cardiff Docks                |
| 30 Daventry 1                                   | 61 Newport Docks                |
| 31 Daventry 2                                   | 62 Wentloog (Cardiff)           |
|   | 63 London Gateway Port          |

## Description

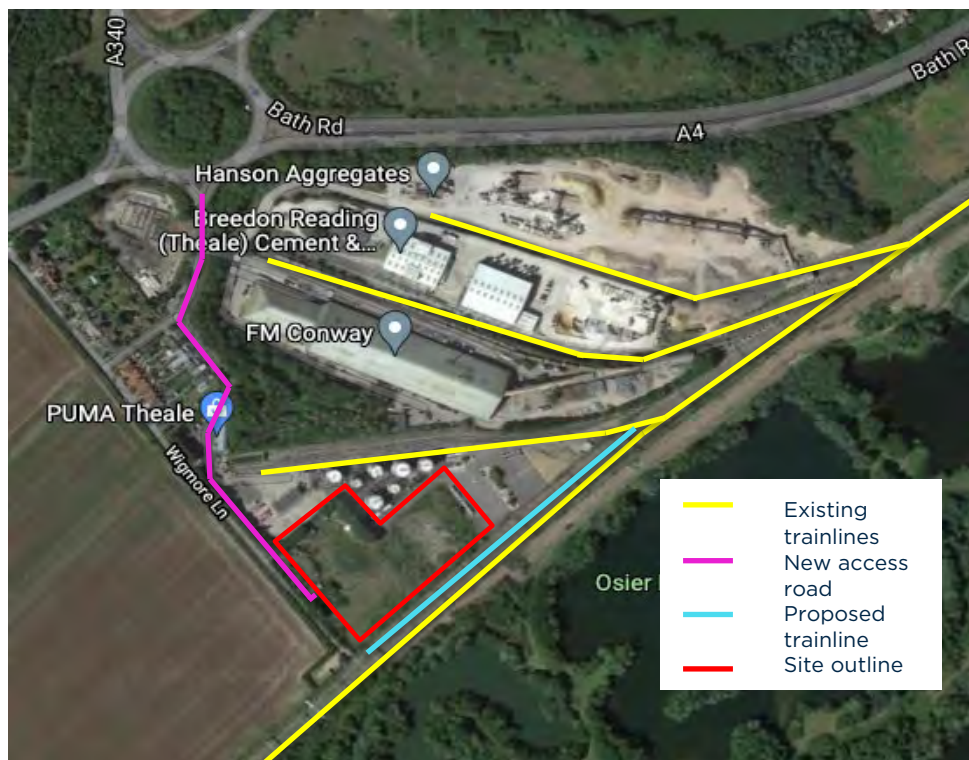
The site is situated at the end of Wigmore Lane, immediately adjacent to the main railway line. The site comprises approximately 3.7 acres (1.5ha).

The topography is predominantly flat with a range of scrub. There was previously a builder's yard and various outbuildings on the site, but these are now in a state of disrepair and the site is derelict. The site is allocated for rail-based employment use and is part of a larger industrial area which has historically been occupied for railway servicing used for the purposes of transferring goods from rail to road. This includes amongst others fuel storage and cement and aggregate plant.

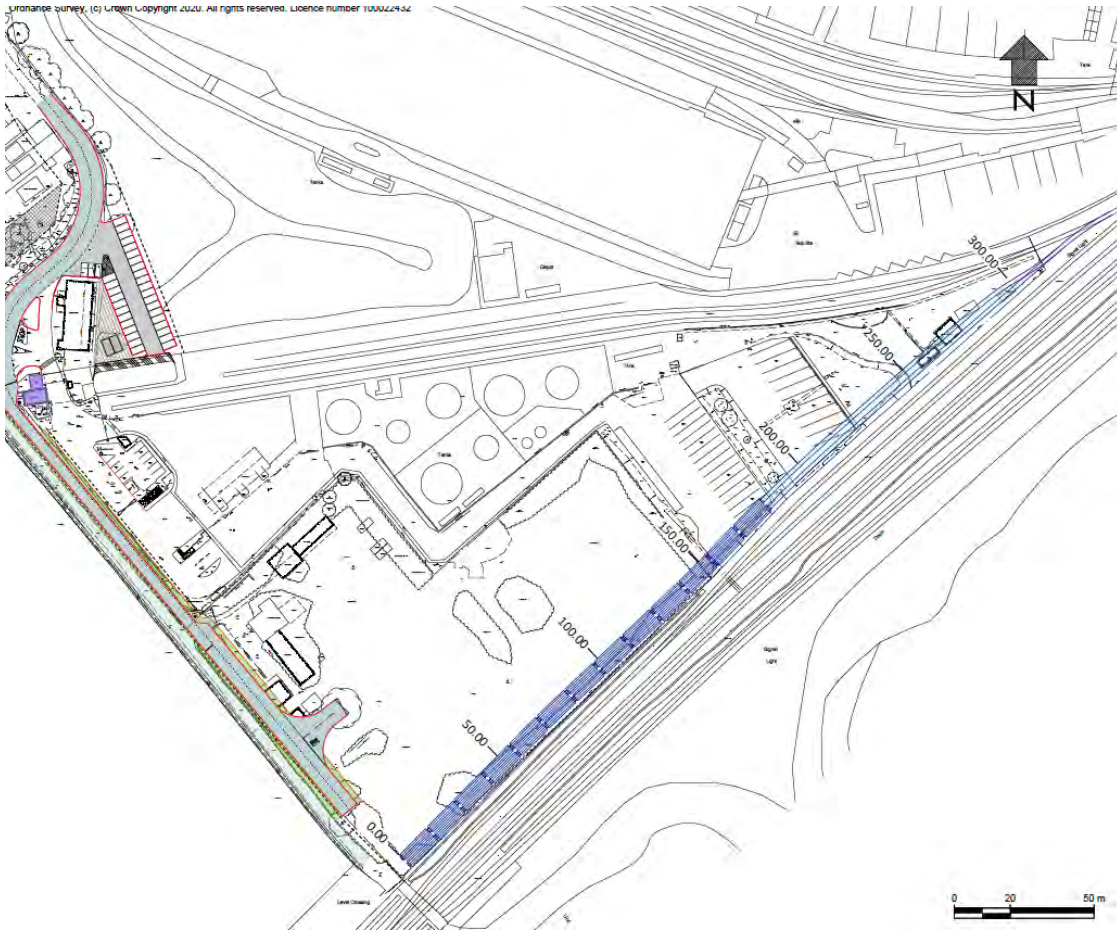
Access to the property is via the northwest corner of the property. A new/improved access road for the property has been agreed in principle with Network Rail. This will mean access is no longer down the narrow lane past the residential houses. Instead, this will be a fit for purpose industrial estate road running through/past Puma's site.

An Agreement is has been reached with Network Rail to provide a connection into the rail network via a rail siding through Network Rail land and onto the subject site.

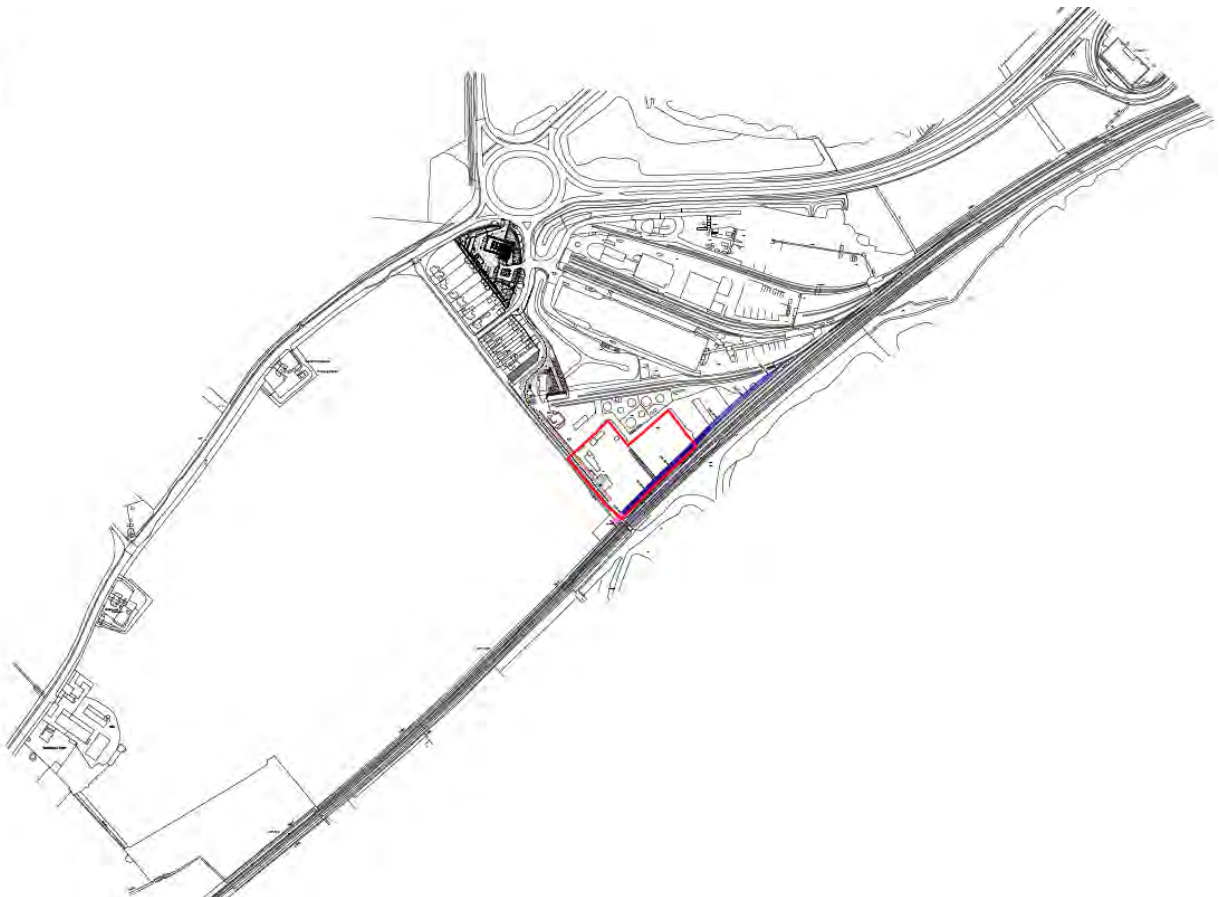
The below is an aerial shot of the site. Red indicates the site, yellow indicates the existing railway lines, turquoise indicates the potential new rail connection, pink indicates the new access road.



# Site Plan



A provision for future rail expansion must be taken into consideration and all siding designs will not fetter further rail connections to the west. This requirement will ensure any further sites can be fully considered and implemented for rail use.



Plan for information purposes only. Not to scale

## Planning

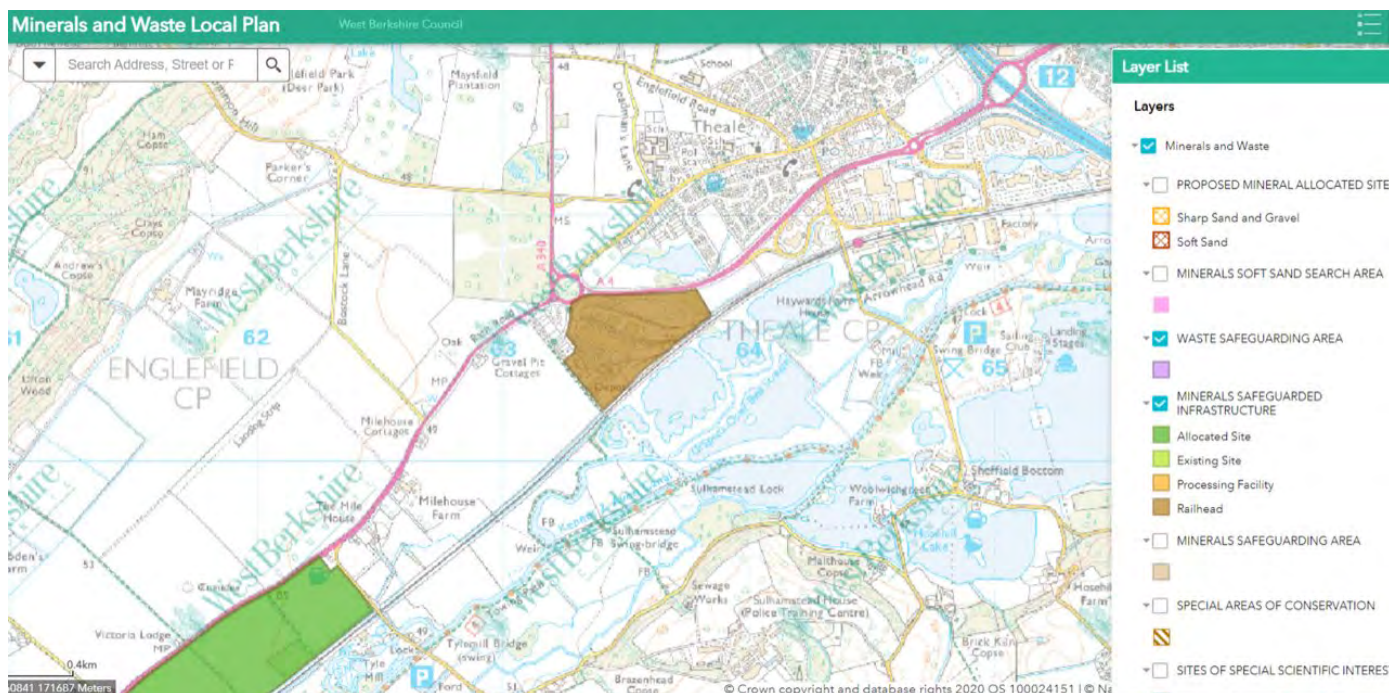
An independent planning report has been commissioned which highlights the importance of rail freight at a National level and the need for further expansion. The subject site could be in a strong strategic position should there be a need for future rail freight expansion in the Theale area. We would ask interested parties to review the Planning Report in full, which can be found in the Information Pack.

## Planning Policy Position

The adopted Development Plan for West Berkshire allocates the Theale Railhead site for rail-based employment use under saved Policy ECON.7 and this is reflected in the new Waste & Minerals Plan due to be adopted in December 2022. An extract from the Policies Map is given below. West Berks are reviewing their Development Plan and a Regulation 19 version of the emerging Local Plan is due to be considered at Full Council on the 1st December 2022, in line with the October update of the Local Development Scheme. The Local Transport Plan is also in the process of being updated, with a draft due for publication in early 2023.

The regulation 18 version of the emerging Local Plan states that the road-rail transfer facility at Theale is “expected to continue to grow” and “Theale is the only location which offers road-rail transfer facilities in the area. As a result, it is important to the local economy that this continues to be protected and grows.” [Section 12]. We expect the importance of rail-road transfer facility at Theale to carry through to the forthcoming Regulation 19 version of the Local Plan, indeed the Strategic Investment Plan published by Transport for the South East in June 2022, includes a Theale Strategic Rail Freight Terminal (page 137 - extract overleaf) which we expect to be reflected in the draft Local Transport Plan.

| Map Ref. | Intervention  | Implementation Timeframe | Project stage | Next step(s)      | Scheme promoters | Key delivery partners | Potential TfSE Role |
|----------|---|--------------------------|---------------|-------------------|------------------|-----------------------|---------------------|
| O14      | Portsmouth Direct Line - Buri-ton Tunnel Upgrade                          | Long                     | Pre-SOBC      | Feasibility Study | i                | 1, 2, 5, 6, 7, 8      | B, D, E, F          |
| O15      | South West Main Line - Dynamic Signalling                                 | Medium                   | Pre-SOBC      | Feasibility Study | i                | 1, 2, 5, 6, 7, 8      | B, D, E, F          |
| O16      | Theale Strategic Rail Freight Terminal                                    | Medium                   | Pre-SOBC      | Feasibility Study | i                | 1, 2, 5, 6, 7, 8      | B, D, F             |
| O17      | West of England Main Line - Electrification from Basingstoke to Salisbury | Long                     | Pre-SOBC      | Feasibility Study | i                | 1, 2, 5, 6, 7, 8      | B, D, E, F          |
| O18      | Reading to Waterloo Service Enhancements                                  | Medium                   | Pre-SOBC      | Feasibility Study | i                | 1, 2, 5, 6, 7, 8      | B, D, E, F, H       |



## The Future of Freight – Published by Department of Transport 2022

The Department of Transport have recently prepared a report “The Future of Freight”. The report sets out a plan for government and industry collaboration going forward and states their shared vision for the UK freight sector. A copy of the report is available via the linked image below.



The Future of Freight – Published by Department of Transport 2022

### Tenure

The entire property is freehold/leasehold.

Full vacant possession of the property will be given upon completion of the sale.

### Business Rates

The property lies within the administrative authority of West Berkshire Council (the Rating Authority) and business rates will need to be assessed.

### Services

We understand that mains electricity, drainage, gas and water services are available for connection in its vicinity. However, prospective purchasers are advised to make their own independent enquiries of the individual authorities to verify the capacity and availability of such services.

### VAT

The site is not elected for VAT. Therefore, VAT will not be payable on the purchase price.

## Method of Sale

The property's freehold interest is offered for sale by way of informal, non-binding tender with the vendor reserving the right not to accept the highest or any offer and also reserving the right to withdraw the property from sale or to vary the method of sale at any time without notice.

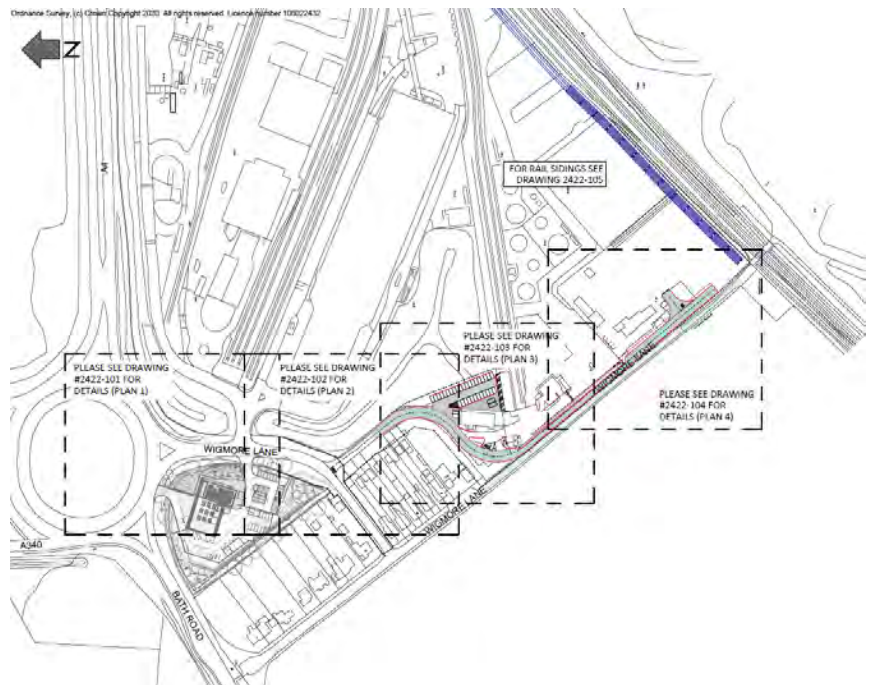
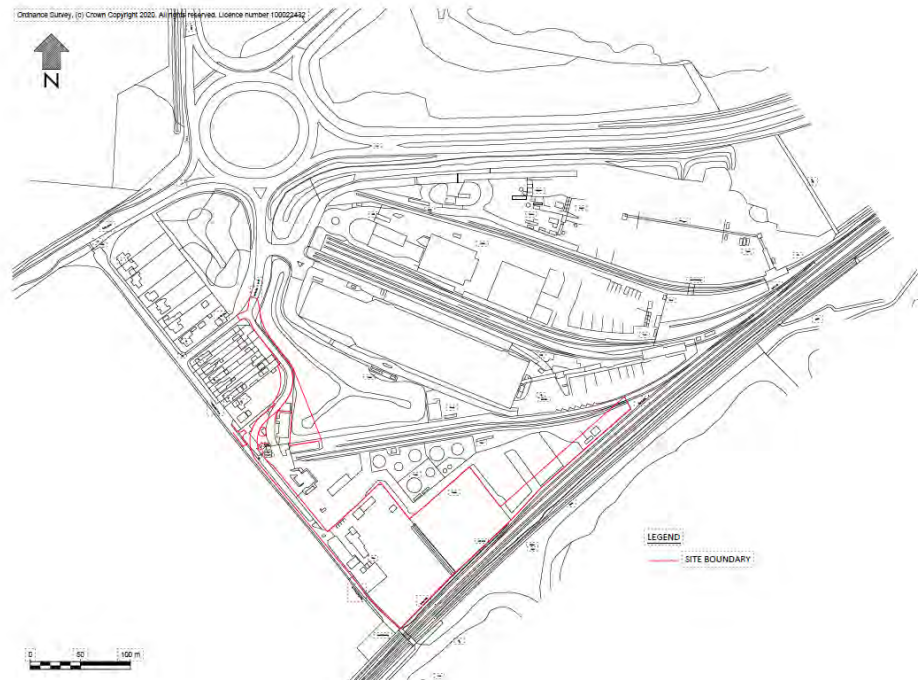
The property is available to Freight Operating Companies. In addition, it would suit developers or end users with a supporting letter from haulier. Expressions of interest are sought in the first instance.

We would refer you to the Data Room for further information.

Disposal of the site would be subject to formalisation of the rail connection agreement with Network Rail and construction of the new access. Purchasers may also wish to undertake the access construction works themselves. Further information is available on request.

Any offer needs to reflect the potential enabling of neighbouring land via the rail connection, which must cross our client's land. Offers must not be conditional on securing this or any other land locally.

Alternatively, a letting of the site would be considered.





# Technical Information Pack

A copy of the Technical Information Pack is available to interested parties upon request.

## Viewing And All Other Enquiries

All enquiries should be directed to the vendor's sole agent:

Mr Neil Seager  
Haslams Surveyors LLP  
County House  
17 Friar Street  
Reading  
Berkshire  
RG1 1DB

Telephone: 0118 921 1516 (Neil Seager Direct Line)  
Telephone: 0118 921 1500 (Switchboard)  
Or Email: [neilseager@haslams.co.uk](mailto:neilseager@haslams.co.uk)

Vehicular access to the property during viewings will be available via Wigmore Lane and not via the Puma site.

Please note that parties must not enter the site outside the viewing times without our prior authority and any inspection of the property is at the prospective purchaser's risk.

**Misrepresentation Act 1967** – Haslams give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars are to be relied on as statements or representations of fact; intending parties must satisfy themselves as to the correctness of each of these statements.
3. Haslams and their clients have no authority to make or give any representation or warranty in relation to the property.

**Finance Act 1989** – Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

**Consumer Protection from Unfair Trading Regulations 2008** – These details are believed to be correct as at November 2022 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

Particulars Printed November 2022



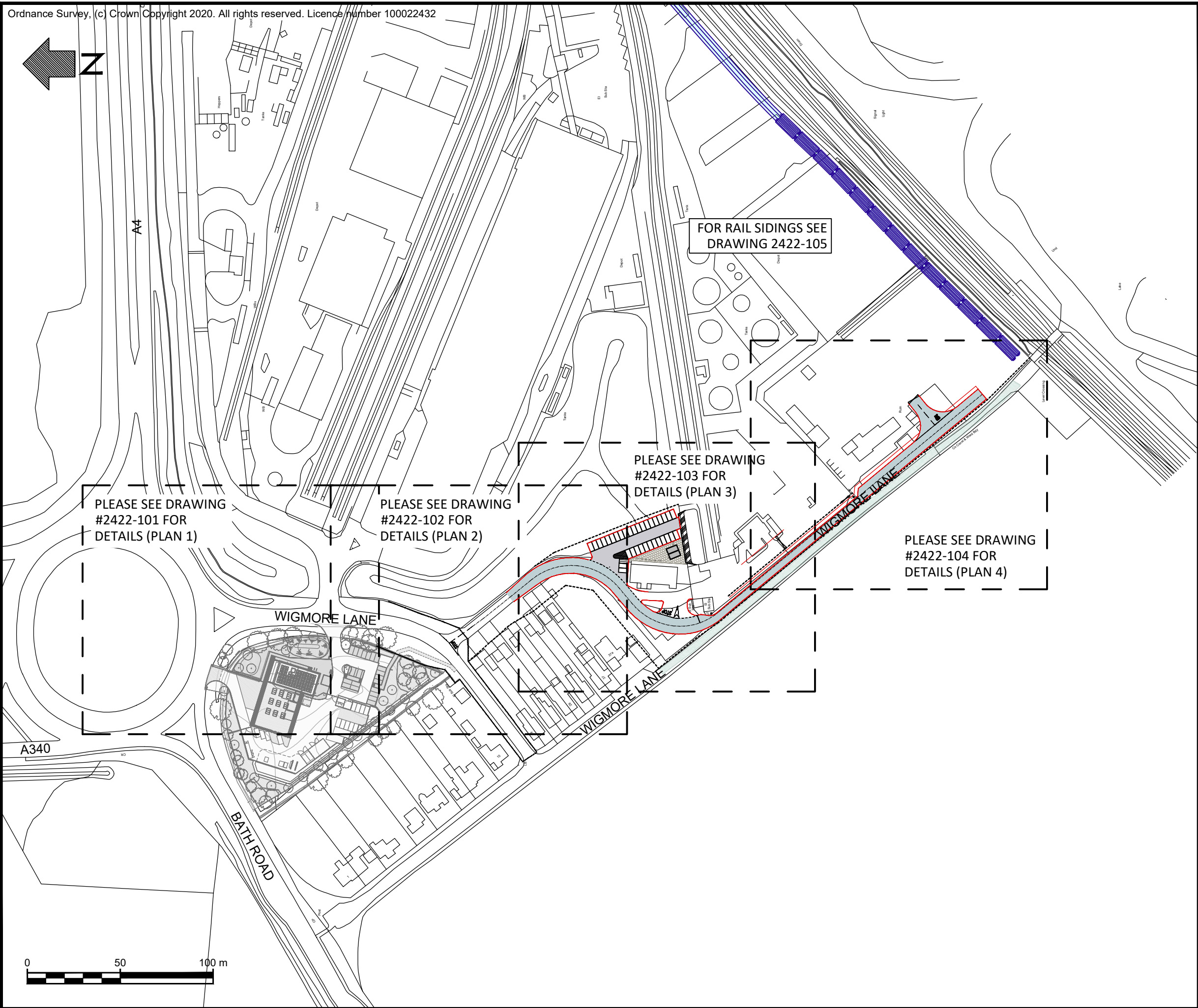
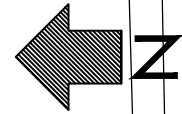
Neil Seager

0118 921 1516  
[neilseager@haslams.co.uk](mailto:neilseager@haslams.co.uk)



Catherine de Billot

0118 921 1549  
[catherinedebillot@haslams.co.uk](mailto:catherinedebillot@haslams.co.uk)



**LEGEND**

- ADOPTED HIGHWAY
- PROPOSED KERB LINE
- EXISTING WIGMORE LANE
- RAIL SIDINGS

| Rev | Date     | Description                                 | Drn | Chk | App |
|-----|----------|---|-----|-----|-----|
| E   | 24/10/22 | SIGNAL CONTROL SECTION ADDED                | AS  | PG  | PG  |
| D   | 08/07/22 | PROPOSED ACCESS ROAD MOVED NORTH ON NR LAND | AS  | PG  | PG  |
| C   | 11/11/21 | UPDATE FOLLOWING HIGHWAYS COMMENTS          | AS  | PG  | PG  |
| B   | 26/08/21 | LAYOUT UPDATED                              | AS  | PG  | PG  |
| A   | 08/07/21 | SHEETS DISPLAYED                            | AS  | PG  | PG  |
| -   | 06/05/21 | ORIGINAL ISSUE                              | AS  | PG  | PG  |

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**PSP consulting**

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E: Patrick.Gurner@pspconsulting.co.uk

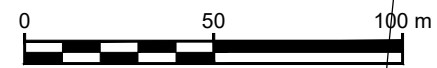
|        |                            |
|--------|----------------------------|
| Client | WORKING ON BEHALF OF       |
|        | <b>BEFTONFORTH LIMITED</b> |

|         |                      |
|---------|----------------------|
| Project | WIGMORE LANE, THEALE |
|---------|----------------------|

|               |                |
|---------------|----------------|
| Drawing Title | OVERALL LAYOUT |
|---------------|----------------|

Drawing Status  
**FOR INFORMATION**

|                      |          |          |        |      |
|----------------------|----------|----------|--------|------|
| Drawn                | Designed | Date     | Scale  | Size |
| AS                   | PG       | MAY 2021 | 1:2000 | A3   |
| Drawing No. 2422-100 |          |          |        | Rev  |
|                      |          |          |        | E    |



A4 FROM  
READING



**LEGEND**

- ADOPTED HIGHWAY
- PROPOSED KERB LINE
- NR LAND UNDER LEASE
- EXISTING WIGMORE LANE
- RAIL SIDINGS

**FORWARD VISIBILITY**

- 25MPH SSD OF 33m

|     |          |                                    |     |     |     |
|-----|----------|------------------------------------|-----|-----|-----|
| E   | 24/10/22 | SIGNAL CONTROL SECTION ADDED       | AS  | PG  | PG  |
| D   | 24/06/22 | LEGEND UPDATED                     | AS  | PG  | PG  |
| C   | 11/11/21 | UPDATE FOLLOWING HIGHWAYS COMMENTS | AS  | PG  | PG  |
| B   | 26/08/21 | LAYOUT UPDATED                     | AS  | PG  | PG  |
| A   | 08/07/21 | MINOR AMENDMENTS                   | AS  | PG  | PG  |
| -   | 14/06/21 | ORIGINAL ISSUE                     | AS  | PG  | PG  |
| Rev | Date     | Description                        | Drm | Chk | App |

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Client WORKING ON BEHALF OF

**BEFTONFORTH LIMITED**

Project  
WIGMORE LANE, THEALE

Drawing Title  
ACCESS ROAD PLAN  
SHEET 1 OF 4

Drawing Status  
**FOR INFORMATION**

|                         |                |                  |                |            |
|-------------------------|----------------|------------------|----------------|------------|
| Drawn<br>AS             | Designed<br>PG | Date<br>JUN 2021 | Scale<br>1:500 | Size<br>A3 |
| Drawing No.<br>2422-101 |                |                  |                | Rev<br>E   |

WIGMORE LANE

RAIL SIDINGS  
AGGREGATES  
AND TARMAC



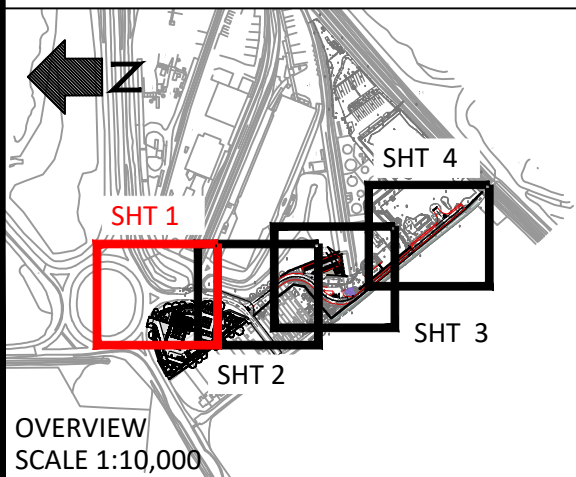
FOR CONTINUATION SEE DRAWING # 2422-102

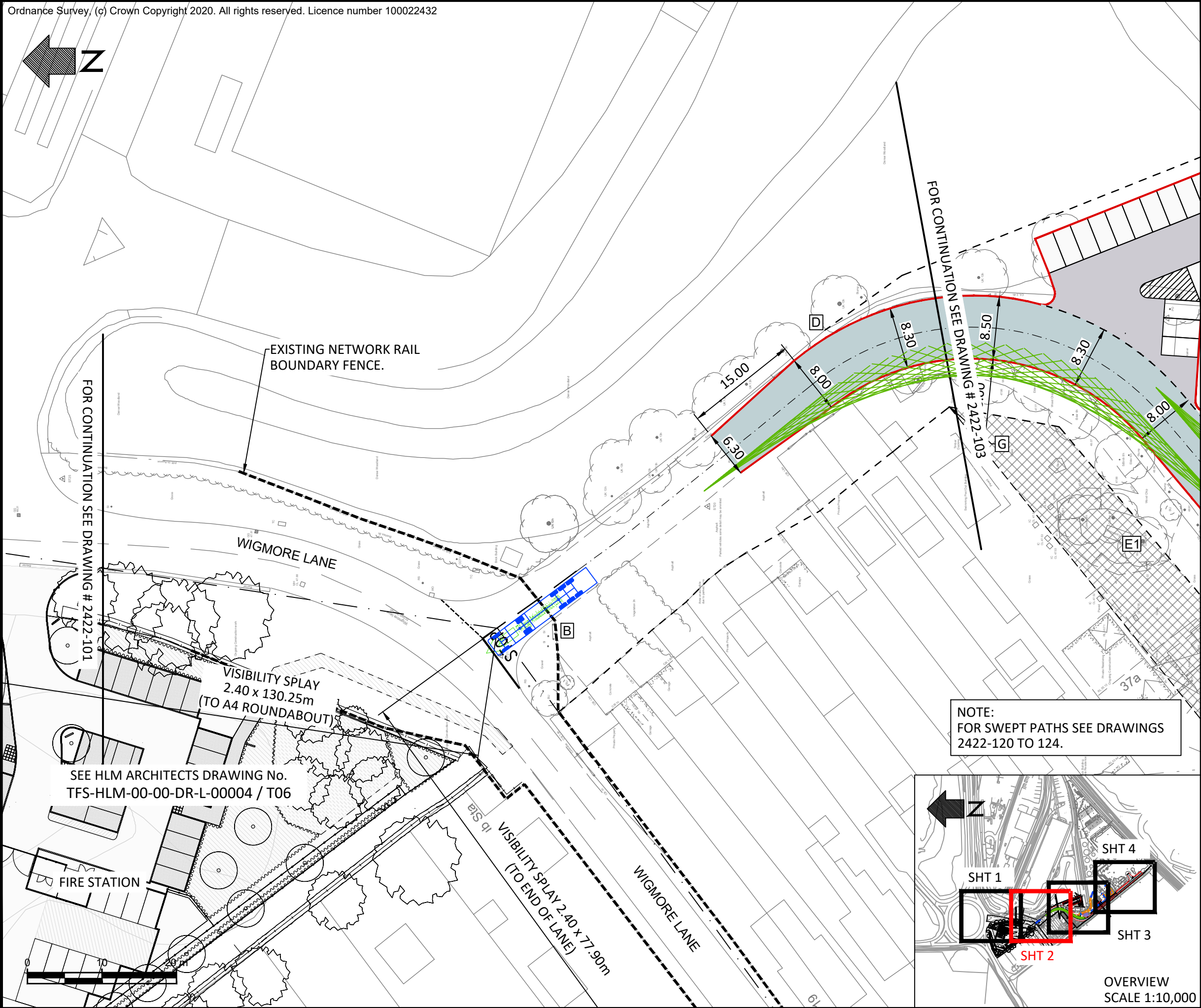
VISIBILITY SPLAY  
2.40 x 130.25m  
(TO A4 ROUNDABOUT)

SEE HLM ARCHITECTS DRAWING No.  
TFS-HLM-00-00-DR-L-00004 / T06

FIRE STATION

A4 TO  
NEWBURY





**LEGEND**

- ADOPTED HIGHWAY
- PROPOSED KERB LINE
- ▨ NR LAND UNDER LEASE
- ▭ EXISTING WIGMORE LANE
- ▭ RAIL SIDINGS

**FORWARD VISIBILITY**

- ▭ 25MPH SSD OF 33m

| Rev | Date     | Description                                 | Drm | Chk | App |
|-----|----------|---|-----|-----|-----|
| E   | 24/10/22 | SIGNAL CONTROL SECTION ADDED                | AS  | PG  | PG  |
| D   | 24/06/22 | PROPOSED ACCESS ROAD MOVED NORTH ON NR LAND | AS  | PG  | PG  |
| C   | 11/11/21 | UPDATE FOLLOWING HIGHWAYS COMMENTS          | AS  | PG  | PG  |
| B   | 26/08/21 | LAYOUT UPDATED                              | AS  | PG  | PG  |
| A   | 08/07/21 | MINOR AMENDMENTS                            | AS  | PG  | PG  |
| -   | 14/06/21 | ORIGINAL ISSUE                              | AS  | PG  | PG  |

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Client WORKING ON BEHALF OF

**BEFTONFORTH LIMITED**

Project

WIGMORE LANE, THEALE

Drawing Title

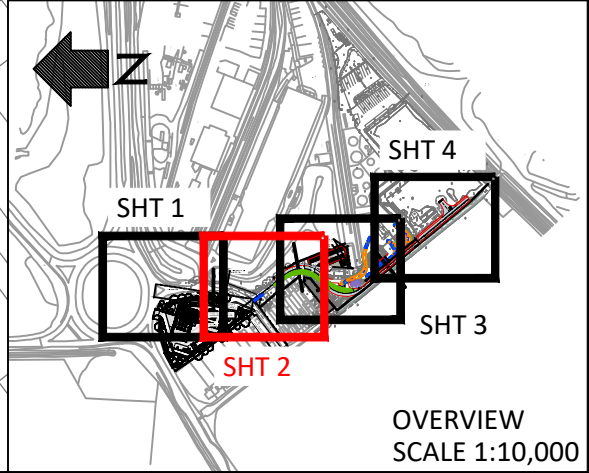
ACCESS ROAD PLAN  
SHEET 2 OF 4

Drawing Status

**FOR INFORMATION**

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| Drawing No. 2422-102 | Rev E       |               |             |         |

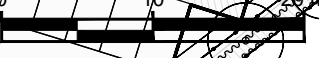
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FOR SWEEP PATHS SEE DRAWINGS  
2422-120 TO 124.

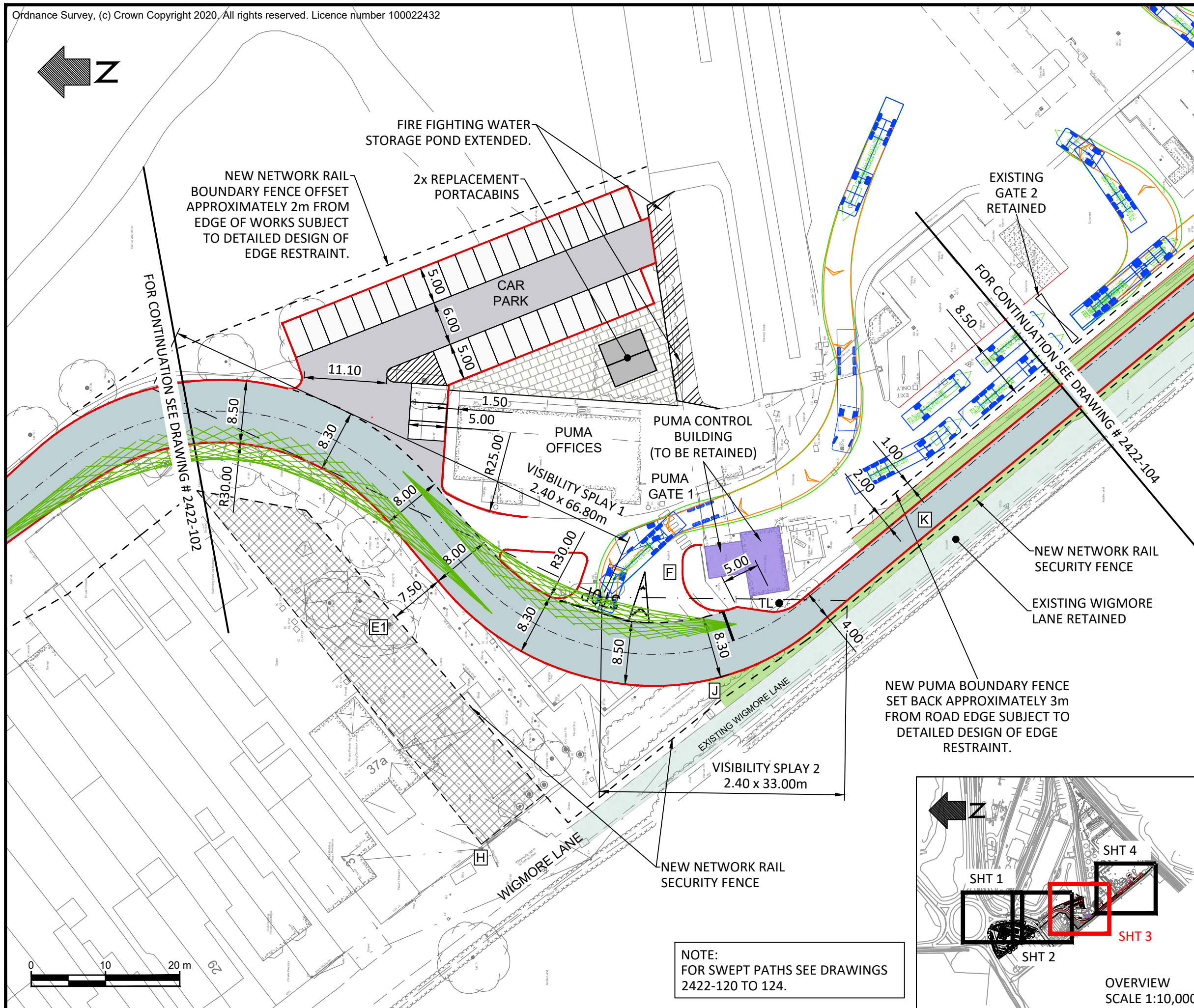
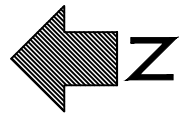


SEE HLM ARCHITECTS DRAWING No.  
TFS-HLM-00-00-DR-L-00004 / T06

VISIBILITY SPLAY  
2.40 x 130.25m  
(TO A4 ROUNDABOUT)

VISIBILITY SPLAY 2.40 x 77.90m  
(TO END OF LANE)





**LEGEND**

- ADOPTED HIGHWAY
- PROPOSED KERB LINE
- NR LAND UNDER LEASE
- EXISTING WIGMORE LANE
- RAIL SIDINGS

**FORWARD VISIBILITY**

- 25MPH SSD OF 33m

|     |          |   |     |     |     |
|-----|----------|---|-----|-----|-----|
| Rev | Date     | Description                                 | Drm | Chk | App |
| F   | 24/10/22 | SIGNAL CONTROL SECTION ADDED                | AS  | PG  | PG  |
| E   | 24/06/22 | PROPOSED ACCESS ROAD MOVED NORTH ON NR LAND | AS  | PG  | PG  |
| D   | 11/11/21 | UPDATE FOLLOWING HIGHWAYS COMMENTS          | AS  | PG  | PG  |
| C   | 25/08/21 | MINOR AMENDMENTS                            | AS  | PG  | PG  |
| B   | 28/07/21 | WIGMORE LANE TURNING HEAD ADDED             | AS  | PG  | PG  |
| A   | 05/07/21 | AMENDMENTS TO DETAIL                        | AS  | PG  | PG  |
| -   | 14/06/21 | ORIGINAL ISSUE                              | AS  | PG  | PG  |

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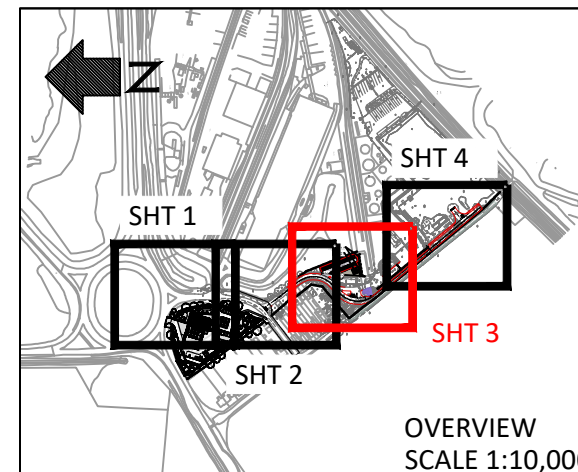
Project WIGMORE LANE, THEALE

Drawing Title ACCESS ROAD PLAN SHEET 3 OF 4

Drawing Status **FOR INFORMATION**

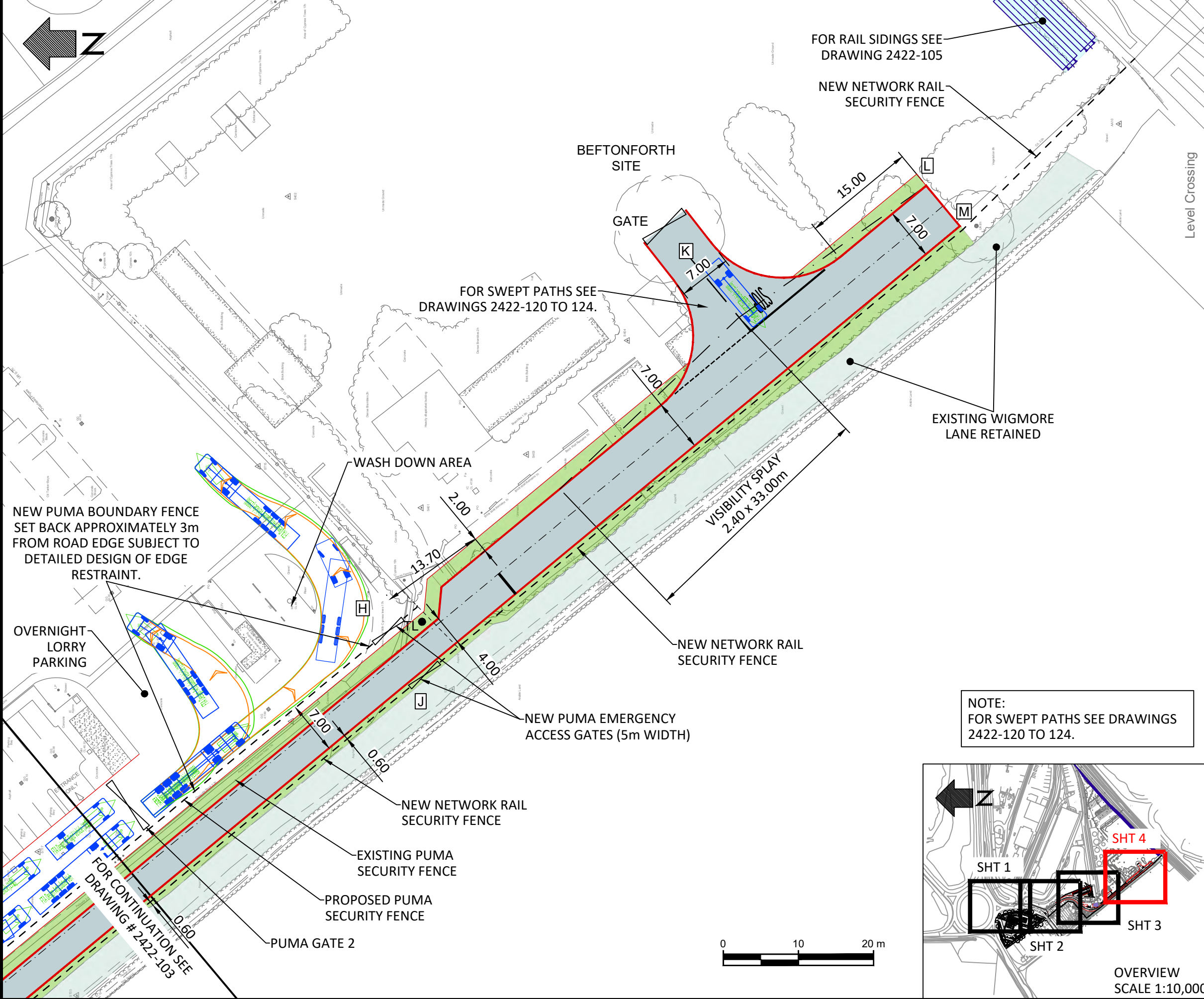
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|                      |       |
|----------------------|-------|
| Drawing No. 2422-103 | Rev F |
|----------------------|-------|



OVERVIEW SCALE 1:10,000





**LEGEND**

- ADOPTED HIGHWAY
- PROPOSED KERB LINE
- ▨ NR LAND UNDER LEASE
- ▭ EXISTING WIGMORE LANE
- ▭ RAIL SIDINGS

**FORWARD VISIBILITY**

- ▭ 25MPH SSD OF 33m

| Rev | Date     | Description                                 | Drn | Chk | App |
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| B   | 26/08/21 | LAYOUT UPDATED                              | AS  | PG  | PG  |
| A   | 08/07/21 | MINOR AMENDMENTS                            | AS  | PG  | PG  |
| -   | 14/06/21 | ORIGINAL ISSUE                              | AS  | PG  | PG  |

This drawing has been specifically prepared to meet the requirements of the named client and may contain design and innovative features which differ from conventional design standards.

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Client WORKING ON BEHALF OF

**BEFTONFORTH LIMITED**

Project

WIGMORE LANE, THEALE

Drawing Title

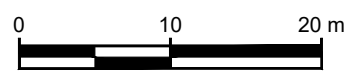
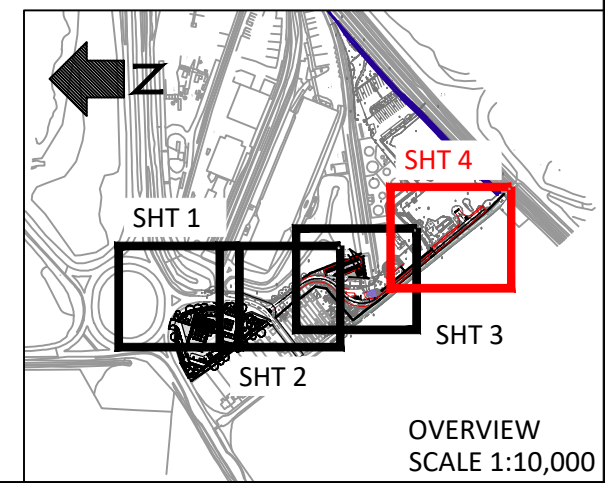
ACCESS ROAD PLAN  
SHEET 4 OF 4

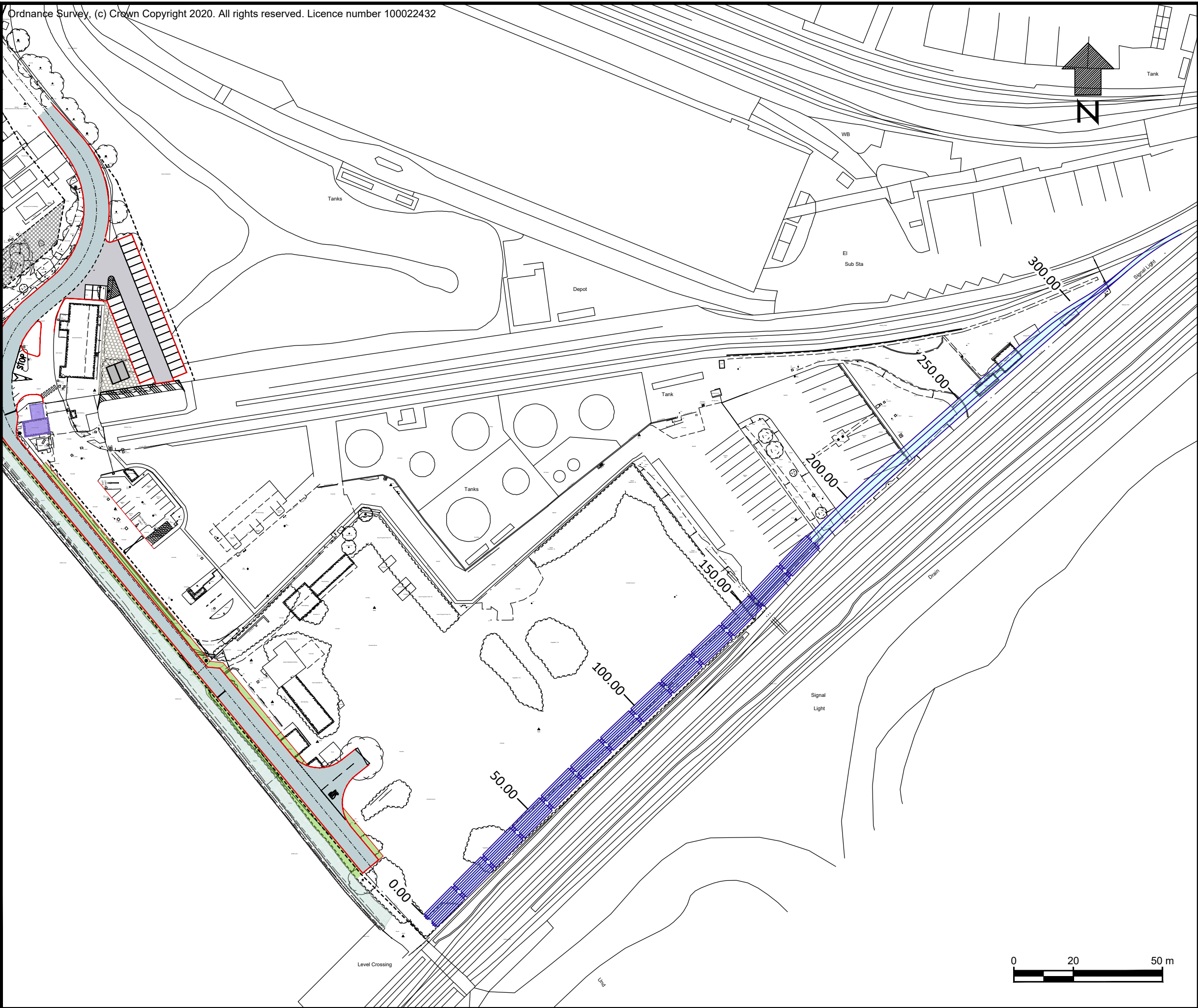
Drawing Status

**FOR INFORMATION**




|                      |             |               |             |         |
|----------------------|-------------|---------------|-------------|---------|
| Drawn AS             | Designed PG | Date JUN 2021 | Scale 1:500 | Size A3 |
| Drawing No. 2422-104 | Rev E       |               |             |         |

NOTE:  
FOR SWEEP PATHS SEE DRAWINGS 2422-120 TO 124.





**LEGEND**

-  ADOPTED HIGHWAY
-  PROPOSED KERB LINE
-  RAIL SIDINGS

| Rev | Date     | Description                                 | Drn | Chk | App |
|-----|----------|---|-----|-----|-----|
| E   | 24/10/22 | SIGNAL CONTROL SECTION ADDED                | AS  | PG  | PG  |
| D   | 08/07/22 | PROPOSED ACCESS ROAD MOVED NORTH ON NR LAND | AS  | PG  | PG  |
| C   | 11/11/21 | UPDATE FOLLOWING HIGHWAYS COMMENTS          | AS  | PG  | PG  |
| B   | 26/08/21 | LAYOUT UPDATED                              | AS  | PG  | PG  |
| A   | 08/07/21 | MINOR AMENDMENTS                            | AS  | PG  | PG  |
| -   | 14/06/21 | ORIGINAL ISSUE                              | AS  | PG  | PG  |

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Project  
WIGMORE LANE, THEALE

Drawing Title  
RAIL SIDINGS LAYOUT

Drawing Status  
**FOR INFORMATION**

|                         |                |                  |                 |            |
|-------------------------|----------------|------------------|-----------------|------------|
| Drawn<br>AS             | Designed<br>PG | Date<br>JUN 2021 | Scale<br>1:1250 | Size<br>A3 |
| Drawing No.<br>2422-105 |                |                  |                 | Rev<br>E   |