



HOUSE OF COMMONS

LONDON SW1A 0AA

Parliamentary Under Secretary of State  
Department for Environment, Food and Rural Affairs  
Nobel House  
17 Smith Square  
London  
SW1P 3JR

DEFRA  
RECEIVED

17 DEC 2012

CCU  
POST ROOM

11 December 2012  
Our ref: JH6319

Dear [REDACTED]

I have recently been contacted by a group of parents who have come together to form the West Reading Education Network (WREN) with the aim of setting up a new secondary free school in my constituency.

Many of the parents and community leaders involved in WREN were involved in the application which successfully set up Reading's first Free School, All Saints Junior. WREN is working in partnership with the CfBT Schools Trust and is in the final stages of putting together its business plan for submission to the Department for Education this month.

One of the sites which has been identified as a potential location for the new school is on Coley Park in Reading, which is land currently for sale by DTZ, on behalf of the Department for Environment, Food and Rural Affairs. I understand that the deadline for submitting informal tender bids was 7 December 2012.

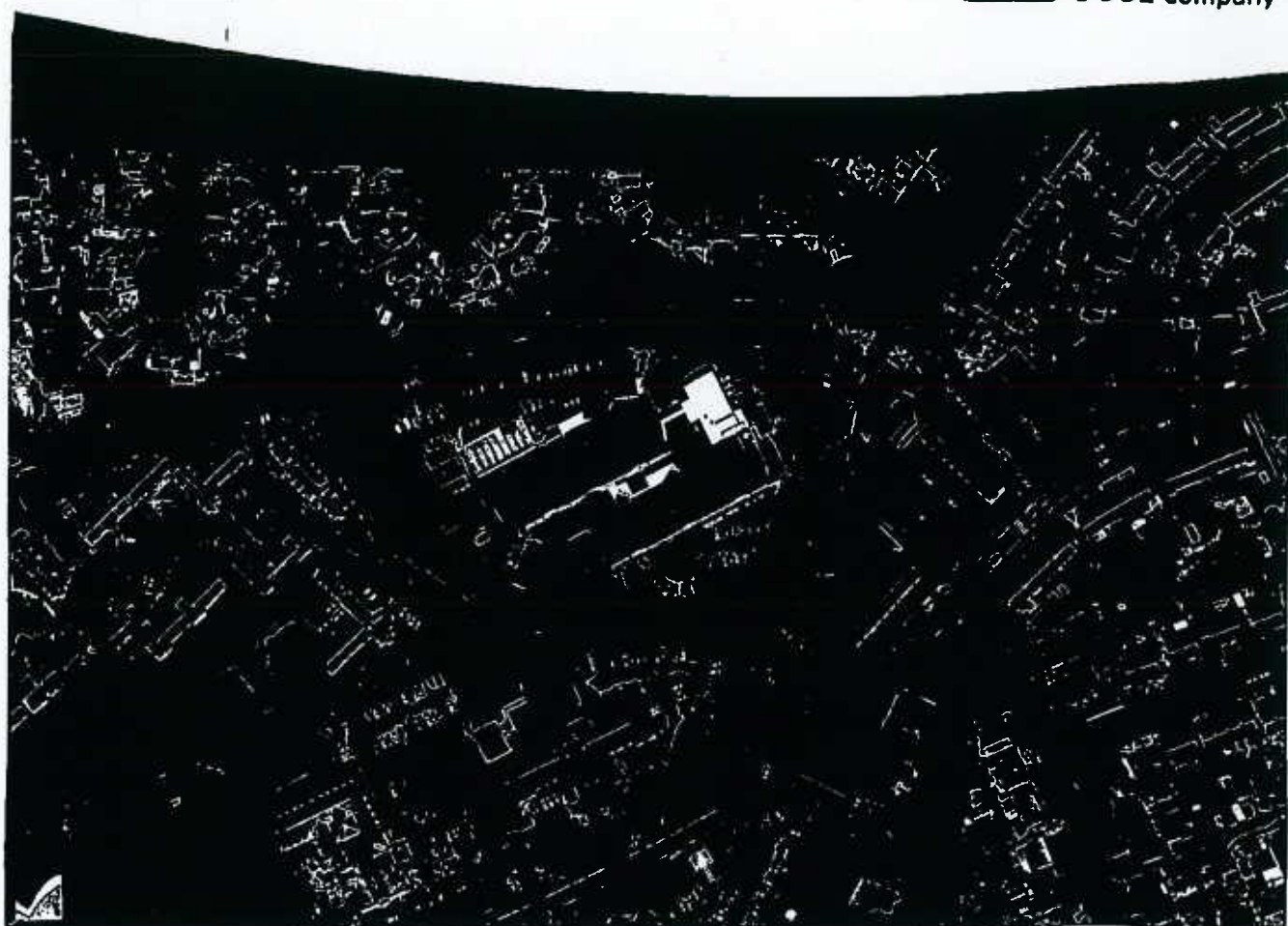
I am therefore writing to request a meeting with yourself or with any of your designated officials, to discuss the possibility of WREN being able to use this land as the site of the new school. Of course, I do not expect you or your officials to be able to make any commitments during this meeting, but it would be helpful to discuss whether there is such a possibility and the process by which WREN can make an application to use this site.

Thank you for your assistance on this matter and I look forward to hearing from you.

Best wishes,  
[REDACTED]

Please find attached the sales brochure from DTZ for the Defra Land.

Please reply to: [REDACTED], House of Commons, London, SW1A 0AA  
e: [REDACTED] w: www.[REDACTED] Tel: [REDACTED]



**FOR SALE** (by way of Informal Tender)

**COLEY PARK, COLEY AVENUE, READING, RG1 6LY**

**Significant Development Opportunity**

**Freehold vacant site totalling 1.91 ha  
(4.72 ac)**

**On the instruction of:**



**Department  
for Environment  
Food & Rural Affairs**



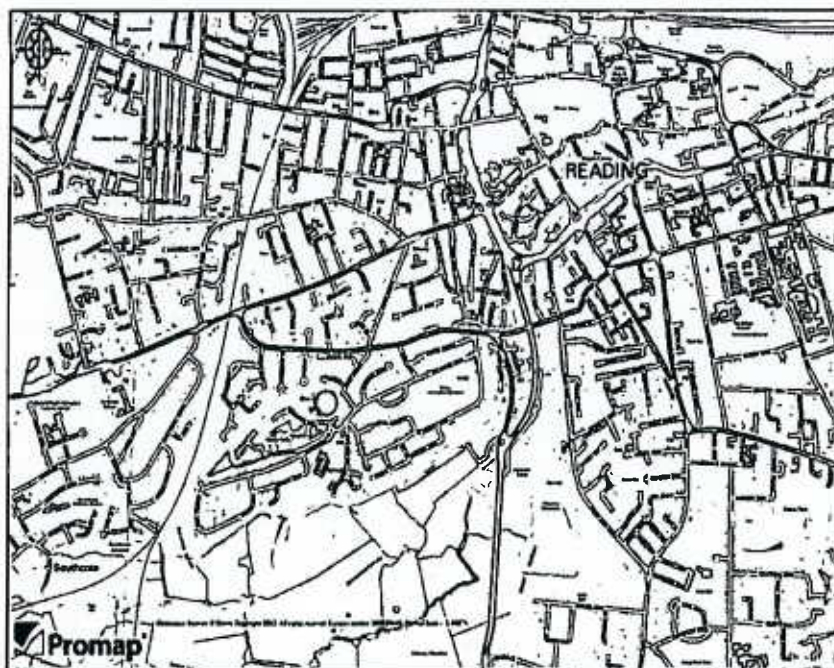
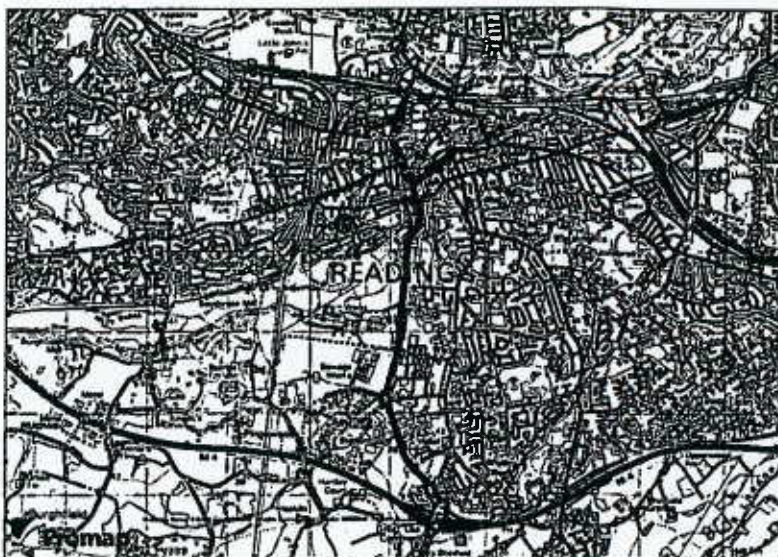
## Summary

This significant site is located just 1.5km to the south west of Reading town centre in a predominantly residential area. The site is accessed from Coley Avenue and extends to 1.91ha (4.72 ac). At present the site is comprised of vacant office accommodation which was formally occupied by the client. The site is currently vacant and provides a significant development opportunity, subject to the appropriate consents.

## Location and Description

Situated to the west of London, Reading is located in the heart of the South East and is easily accessible from junctions 10, 11, and 12 of the M4. This prosperous town provides fast commuter links to London and benefits from good transport links to the surrounding towns. Reading town is itself a significant economic hub, which is perfectly located within the M4 corridor and the Thames Valley region.

Coley Park lies 1.5km to the south west of Reading town centre. The site is close to the A33 which links the site to junction 11 of the M4 and Reading Town Centre. Access is gained via Coley Avenue between the East and West Lodge's, a pair of Grade II Listed buildings which elegantly frame this entrance to the site. Coley Avenue also links to Castle Hill (A455) and the Town Centre to the north. Access may also be possible from the Wensley Roundabout to the south of the site.



To the north, the site is bounded by a foot path and a development of residential properties which are accessed by Froxfield Avenue and Baydon Drive. A block of residential flats are positioned to the east of the site which are accessible by Wensley Road. Berkshire Hospital and Coley Park are located directly south of the site, with a further residential development to the west.

The site is currently comprised of a cluster of vacant secondary offices (use class B1), with ancillary garages, car parking and open space. The site extends to 1.91 ha (4.72 ac) and provides a significant re-development opportunity (subject to the appropriate consents).

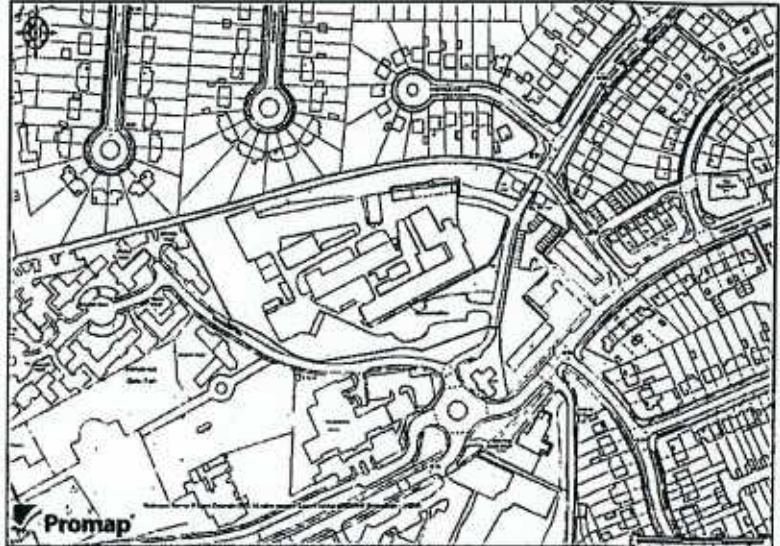


## Planning and Development Opportunity

The site does not currently have the benefit of a planning consent.

The site is identified as 'white land' on the Proposals Map and is therefore not allocated for any particular land use. Notwithstanding this, the former use of the site (as offices) establishes the principle of the site as being employment land.

However, The National Planning Policy Framework (NPPF) outlines a strong presumption in favour of sustainable development, meaning that development proposals that accord with the development plan should be approved without delay. The NPPF also encourages the effective use of previously developed (brownfield) land; seeks to focus development in locations which are, or can be made, accessible and sustainable and recognises that the continued protection of employment land which may be surplus to requirements and/or more appropriate for alternative uses, is a constraint to the economy and employment opportunities.



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To this end the NPPF states that, *"applications for alternative uses...should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities."*

It is therefore our belief that any proposal to redevelop the site which includes a change of use would be looked upon favourably. Given the site's location and the context and mix of uses in the surrounding area, we believe that the site is appropriate for a residential development (subject to the necessary consents). A planning brief providing further detail is available as part of the technical information pack.

## Tenure

The property is held freehold with vacant possession. Interested parties are referred to the Report on Title which forms part of the technical information pack.

Bidders should be aware that the land is not registered. We are instructed to market the site on the basis that title will transfer to the purchaser who will be responsible for first registration.

Coley Park, Coley Avenue, Reading, RG1 6LY



## Offers

The freehold site is offered for sale by Informal Tender

Offers are invited on a number of bases, including:

- A fully unconditional basis (save as to contract)
- An unconditional basis, subject to overage/claw back
- Conditional on achieving an appropriate planning consent for redevelopment.

Developers are asked to explicitly state their assumptions made in producing the offer, providing full details of the financial aspects including timing of payments, details of any overages, details of any conditions and proof of funding for the transaction.

Interested parties should refer to the bid templates which contain the details which all developers must respond to as part of their offer submissions.

Please also clearly state any due diligence that you would require to be carried out and the timescale in which you anticipate achieving exchange of contracts and completion.

## Timescale and Dates

Informal tenders are to be received by **7 December 2012**

Tenders should be addressed to **Paul Wickenden, DTZ, 125 Old Broad Street, London, EC2N 2BQ** in an envelope clearly marked **"Coley Park Tender"**. The envelope should not bear any name or mark indicating the sender.

## Further Information

An information pack has been compiled to assist developers in formulating their offers for the site. For authorisation and a password to access the online SharePoint, please email the contacts listed below. The SharePoint includes the following:

- |                        |                        |
|------------------------|------------------------|
| - Site Plan            | - EPC and DEC          |
| - Summary Title Report | - Bidding instructions |
| - Planning Brief       | - Asbestos report      |

## Viewings

Viewings can be arranged by contacting the retained agents, listed below. Viewings are strictly by appointment only.

## Contact

**Paul Wickenden**  
Tel: 020 3296 4035  
Email: [paul.wickenden@dtz.com](mailto:paul.wickenden@dtz.com)

**Christian Birrell**  
Tel: 020 3296 4038  
Email: [christian.birrell@dtz.com](mailto:christian.birrell@dtz.com)

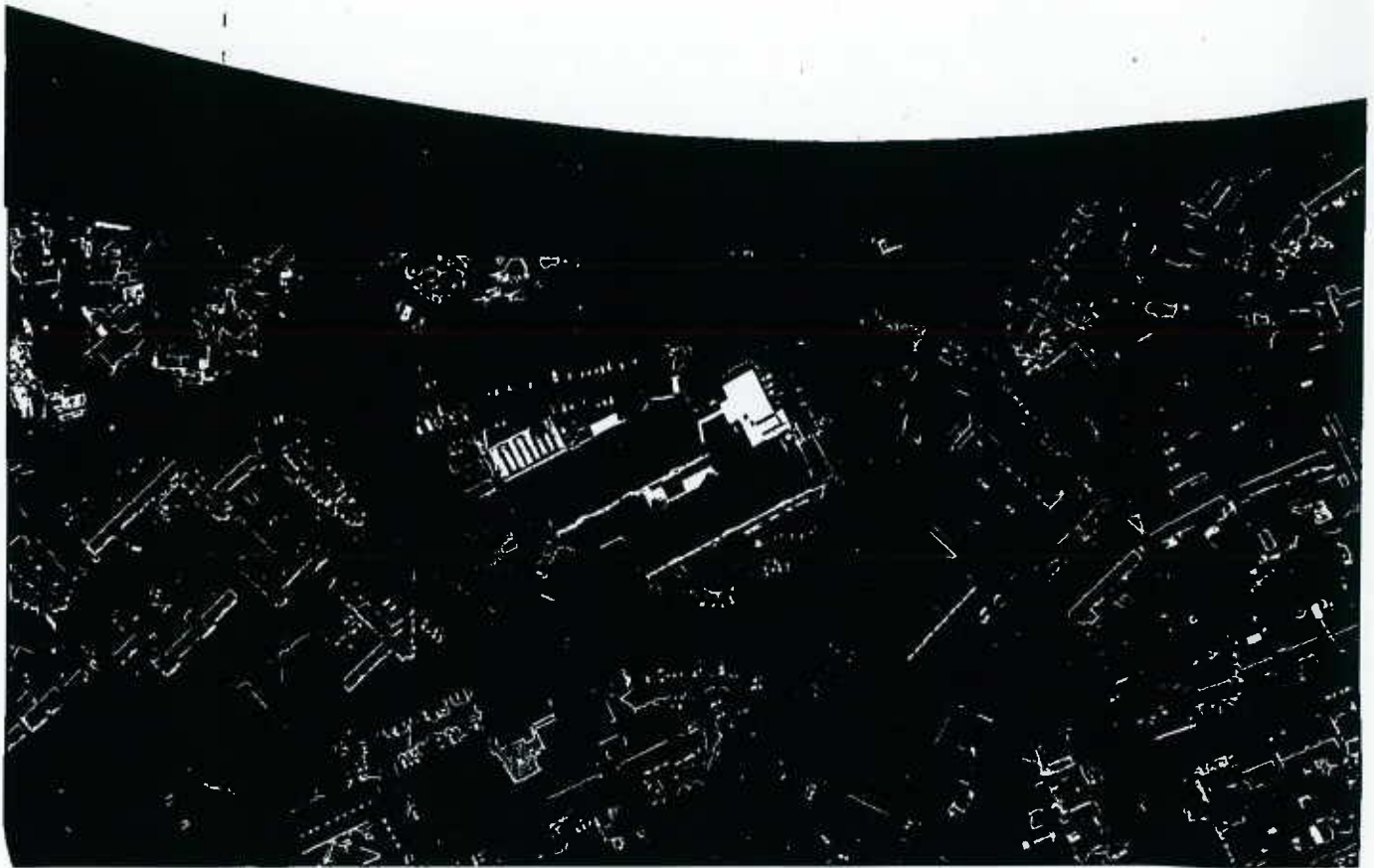
Coley Park, Coley Avenue, Reading, RG1 6LY



**IMPORTANT NOTICE**

DTZ, a UGL company gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

**PRIVATE & CONFIDENTIAL**  
[www.dtz.com](http://www.dtz.com)



**Coley Park, Coley Avenue, Reading**

## **Bidding Instructions**

DTZ, a UGL company

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Job No/Ref:

**maintaining today  
creating tomorrow**



Informal Tenders must be delivered by post or by hand **before 12 Noon on 7<sup>th</sup> December 2012.**

Informal Tenders should be addressed to:

Paul Wickenden,  
DTZ,  
125 Old Broad Street,  
London  
EC2N 2BQ

Tenders should be placed in an envelope clearly marked "Coley Park Tender". The envelope **SHALL NOT BEAR ANY NAME OR MARK INDICATING THE SENDER.**

Bidders should be aware that the Department for Environment Food and Rural Affairs (defra) does not bind itself to accept the highest or any tender.

The property is offered for sale seeking offers on a number of bases, including:

- A fully unconditional basis (save as to contract)
- An unconditional basis, subject to overage/claw back
- Conditional on grant of planning consent for redevelopment at a defined density of development

#### **FINANCIAL PROPOSALS**

Bidders are asked to explicitly state any assumptions which they have made in producing their offer, providing full details of any financial aspects including:

- Unconditional/Conditional Bid;
- Deposit payable on exchange of contracts;
- Payment Structure for the Completion monies;
- Construction cost assumptions;
- Details of any clawback/overages, planning and overage;
- Details of due diligence to be undertaken prior to exchange of contracts;
- Proof of funding;
- Confirmation of Board approval to the offer and details of requirements for further sign off prior to exchange of contracts;
- Confirmation of timescales for exchange and completion (including clearing any conditions and due diligence);
- Notes on bid (for example conditions, exclusions, assumptions);
- Details of bidder's solicitor.



For the avoidance of doubt, bidders are asked to clearly identify in their submission any areas/costs which require further technical due diligence.

Where an offer includes provisional sums assumed subject to further technical due diligence, bidders should submit offers on both a 'Gross' and 'Net' basis;

- The Gross Offer should represent an offer based on the assumption of a serviced accessed site. This should be exclusive of all items which are provisional sums or subject to further technical due diligence.
- In calculating the net offer, bidders should identify and list any costs, the level of which they would seek to confirm through further technical due diligence. These should be deducted from the Gross offer to derive the Net offer.

All figures should be set out in a tabular format.

## **DESIGN PROPOSALS**

Where an offer is submitted on a conditional basis subject to the grant of a planning consent, bidders should provide details of the scheme and design proposal. Sufficient information should be provided in order to enable an assessment of the deliverability of the scheme in accordance with the Local Planning Authority Policies and objectives, this should include:

1. Indicative Masterplan proposal and statement of the design principles that have informed the Masterplan
2. Indicative schedule of accommodation by unit type and tenure
3. Indicative density assumptions
4. Affordable Housing assumptions
5. Details of storey heights
6. Details of the assumed package of Section 106 contributions (to include financial contributions, as well as on site provision)
7. Level of amenity space
8. Car parking allowance
9. Other relevant design information