

FORMER PANGBOURNE POLICE STATION

69 READING ROAD, PANGBOURNE RG8 7JB

FOR SALE



11,398 SQ FT
(1,059 SQ M)

Redevelopment Opportunity - 0.94 acres
Pangbourne Village Centre

**Lambert
Smith
Hampton**

The Opportunity

- Excellent Redevelopment Opportunity
- Former Edwardian Police Station with Later Extensions
- Positive Pre-Application Meeting
- Suitable for a Variety of Uses (Subject to Planning)
- Large Volume of Built Form Already on Site
- Two Vehicle Points of Access
- Ample Car Parking On Site
- Close to Village Amenity and Mainline Station

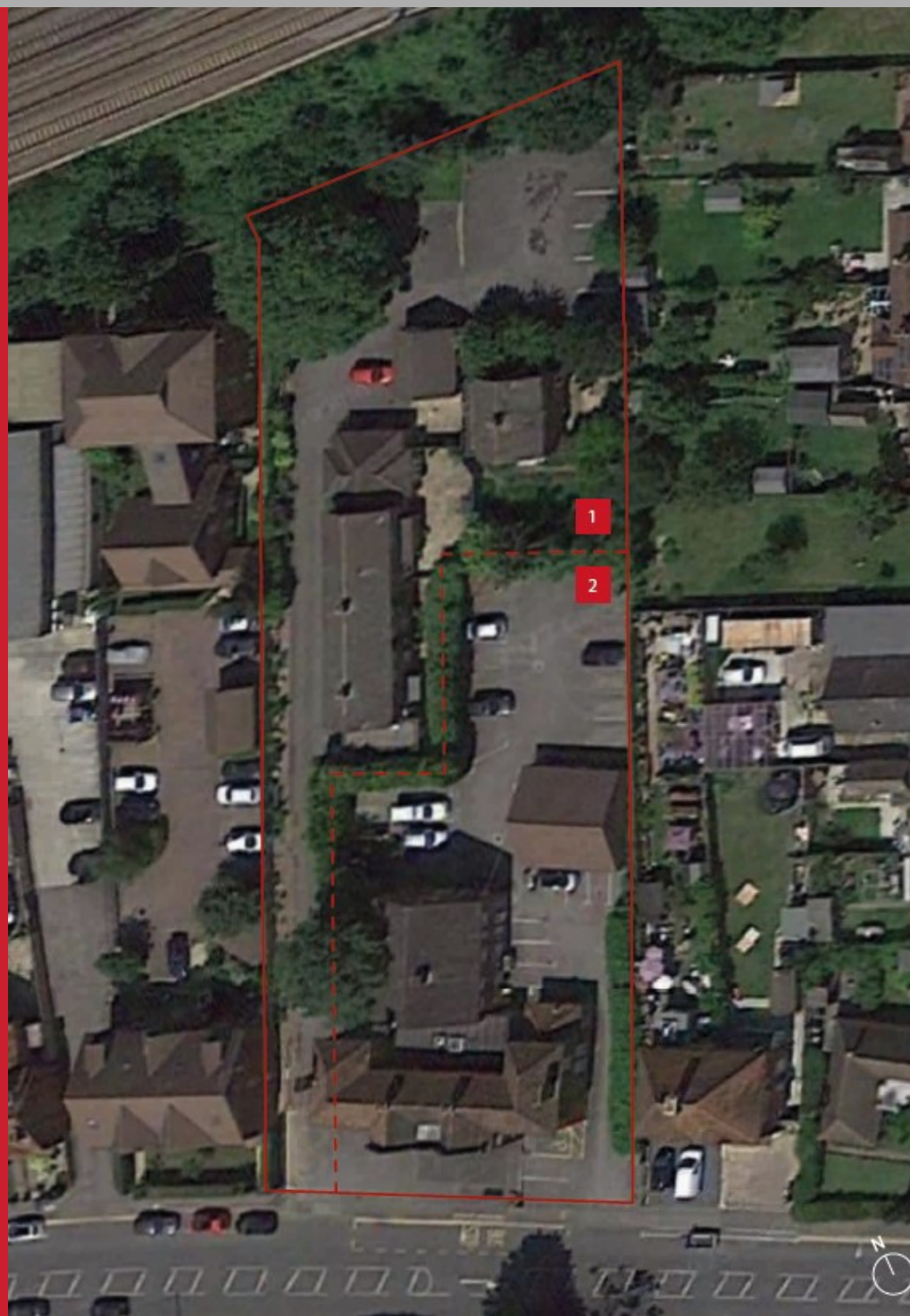


Description

The 0.94-acre Former Pangbourne Police Station site has potential for redevelopment. The site spans two ownerships: Thames Valley Police (67-69 Reading Rd) and the Police Superintendents Association (1-3 Police Houses), with a former Edwardian Police Station and garages at the front and an office suite with flats to the rear.

There has been a positive pre-application meeting and the site has been demonstrated as being appropriate and acceptable, in planning terms, for residential redevelopment. Further details available by request.

ACCOMMODATION	Sq Ft	Sq M
Police Station - Ground Floor	3,530	328
Police Station - First Floor	2,784	259
Police Station - Garages	914	85
PSA - Houses 1&2 (PSA Office)	2,803	260
PSA - House 3 (Flats 1 & 2)	990	92
PSA - Garage	377	35
TOTAL (GIA)	11,398	1,059

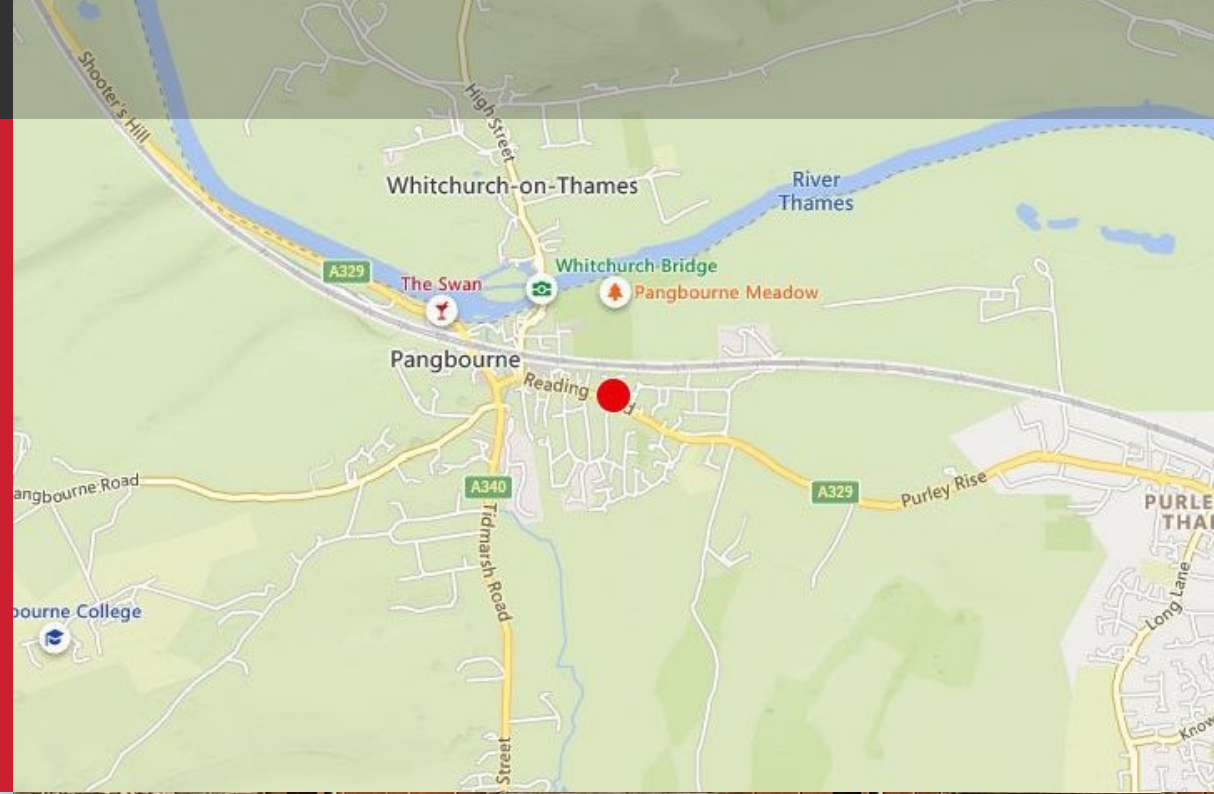


Former Pangbourne Police Station, RG8 7JB

Location

The site is located in the heart of Pangbourne, a West Berkshire village on the River Thames. The station offers direct trains to Paddington and is close to the M4, offering both charm and strategic accessibility.

The village is 10 km west of Reading and 35 km southeast of Oxford. The heritage-rich centre offers ample amenity, with excellent state and private schools nearby.



Planning

The Council's pre-application response received in August 2025 supports residential redevelopment of the site, noting that it is previously developed land, a brownfield site and in a highly sustainable location.

The pre-application scheme proposed that the former police station would be indicatively converted into 4 flats (3 x 1 Bedroom and 1 x 2 Bedroom). Across the remainder of the site 12 dwellings were proposed between 3 terraces (8 x 2 Bedroom House and 4 x 3 Bedroom House).

The police station is considered Sui Generis, with offices to the rear of the site, previously occupied by the Police Superintendents Association.

Density and housing mix of the pre-app scheme is confirmed in line with West Berkshire Council policy. Heritage benefits are acknowledged, but a detailed justification and materials info will of course be required with any detailed planning application. A limited part of the rear of the site is in Flood Zone 2 and therefore a Sequential Test could be required, however recent appeal decisions show flexibility on this point considering this area is covered by gardens.

A parking provision of 32 spaces is required for the number of dwellings outlined in the pre-app submission. Further input, to support a detailed application will be required regarding trees, open space, and planning deliverables including noise, contamination and health impact statements.

Further details of the pre-application meeting and plans are available on request but purchasers will ultimately need to make their own enquiries of the council with regard to the planning merits of a particular scheme.



Additional Information

EPC D (77)

TERMS

The properties are to be sold freehold with vacant possession, titles: BK437783 and BK224536.

BUSINESS RATES

The rates are currently assessed as a Police Station and offices, and will need to be reassessed for the revised use.

LEGAL COSTS

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

VIEWINGS

Strictly by prior appointment through the agents.

Contact

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