

750-752 OXFORD ROAD  
READING  
BERKSHIRE  
RG30 1EJ



## **BUILDING WITH DETAILED CONSENT FOR EXTENSION/CONVERSION TO FORM 8 NO. FLATS WITH PARKING**

- **TENDER DATE TO BE ADVISED**
- **OFFERS IN EXCESS OF £875,000**
- **NO VAT**

## PROPERTY

Believed to date from the 1970s and in commercial use for many years. The property will be sold with vacant possession (STC) and comprises a 2 storey building with yard/parking to the rear.

## PLANNING

Reading Borough Council have recently granted detailed consent under application no.160938 for conversion/extension to form 8 No. residential flats, 6 No. 2 bed & 2 No. 1 bed, all with parking.

Please refer to Reading Borough Council website for full details.

## SECTION 106/CIL

These costs are agreed we are advised, at some £45,000. Bids should be on a net basis i.e. purchaser to pay these costs.

## PRICE GUIDE

Offers in excess of £875,000. We are advised that VAT will not be chargeable.

**NB.** An overage clause to be agreed for any units achieved over the 8 No. currently consented.

## TENDER

For sale by informal tender with vacant possession on completion.

Current Tenants Ladbroke's believed to be vacating around 10<sup>th</sup> January 2018. Landlord will settle their compensation direct.

Tender date to be advised unless SOLD previously.

## VIEWING

By previous appointment please as the building is part occupied  
**Brunsdens Associates**  
01635 255501 | [property@brunsden.com](mailto:property@brunsden.com) | [www.brunsdens.com](http://www.brunsdens.com)

## EPC

Not required as property is being sold for development.

## SPECIAL NOTE

The partners of Brunsdens enjoy a family relationship with one of the Directors of the Vendor Company.



Current Building (2017)

# CONSENTED SCHEME

No drawing may be copied with reference to the scale for planning application purposes only. Do not scale for any other purpose, use only dimensioned dimensions. All dimensions are to be checked by parties using the drawing. Any errors or omissions are to be reported to Weston & Co Architects Ltd.

Rev	Date	Notes	Author	Checked
A	27/03/2016	Accommodation schedule revised	CTW	CTW
B	04/04/2016	Colour revised	CTW	CTW
C	04/05/2016	Existing mains sewer run for connection finished	CTW	CTW
D	16/11/2016	Revised to BRC requirements	SW	CTW

### SCHEDULE OF ACCOMMODATION

#### GROUND FLOOR

Unit 1 (2 Bed) : 67 sq.m / 721 sq.ft (G.I.A)  
 Unit 2 (1 Bed) : 30 sq.m / 326 sq.ft (G.I.A)  
 Unit 3 (2 Bed) : 58 sq.m / 624 sq.ft (G.I.A)

#### FIRST FLOOR

Unit 4 (2 Bed) : 67 sq.m / 721 sq.ft (G.I.A)  
 Unit 5 (1 Bed) : 30 sq.m / 326 sq.ft (G.I.A)  
 Unit 6 (2 Bed) : 58 sq.m / 624 sq.ft (G.I.A)

#### SECOND FLOOR

Unit 7 (2 Bed) : 66 sq.m / 710 sq.ft (G.I.A)  
 Unit 8 (2 Bed) : 63 sq.m / 678 sq.ft (G.I.A)



PROPOSED SITE PLAN



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