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Properties in West Berkshire and North Hampshire

**Brunsdn**  
ASSOCIATES 

**ST MARY'S HOUSE  
55/56 CHEAP STREET &  
CROWN HOUSE  
7, 9 & 15 KINGS ROAD WEST  
NEWBURY, BERKSHIRE  
RG14 5DH & RG14 5BY**



**FOR SALE**

**UNIQUE DEVELOPMENT OPPORTUNITY  
CONSENT FOR 8 NO. APARTMENTS**

- Vacant possession
- No VAT
- 3 No. car spaces
- Tender date to be advised

## **LOCATION**

Cheap Street is a well established mixed residential/commercial area of Newbury within a few minutes walk of Newbury Railway Station (Paddington 55 minutes but quicker after promised electrification). There is a healthy mix of uses including residential, offices, shops, restaurants and retail, part of Newbury's main commercial area.

## **THE PROPERTY**

An unlisted character property comprising a former restaurant, 2 vacant retail shops, and upper parts including office, former dentist and vacant osteopaths. (All vacant by legal completion).

The property has been in current ownership for nearly 40 years and has been well maintained. Parking to rear.

West Berkshire District Council have recently passed Building Regulations Application No. 16/01521/DOMFP/A and Planning Consent Application No. 16/03448/FULD for the conversion of the first and second floors of 55 & 56 Cheap Street, to 1 No. 2 bedroom, 1 No. 1 bedroom and 1 No. studio apartments.

In addition see Planning Consent (Planning) Reference 17/01392/FULD which has recently been granted to convert 55-56 Cheap Street ground floor and 7 & 9 & 15 Kings Road West to 4 No. 2 bedroom and 1 No. 1 bedroom flats.

## **IMPORTANT NOTE (SEPT 2017)**

**Application now with WBDC under refs 17/02503/FULD & 17/02512/COND 2 to regularise layout and parking plan.**

➤ Total approximate square footage 6,555 sq ft

## **GUIDE PRICE**

£850,000 Freehold – VAT not applicable. Net offers only please.

## **VIEWING**

By strict appointment please with the Sole Joint Agents  
Brunsden Associates and Ian Young at Young Associates. Tel: 01635 255501.

Website: [www.brunsden.com](http://www.brunsden.com)

Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Brunsden Associates. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars. Please note that some photographs have been taken with a wide-angle lens.

APPROXIMATE AREAS

Flat No. With Planning	Sq. M	Sq. Ft	Beds
56A	30.00	321	Bedsit
55A	55.86	598	1
55/56B	91.77	982	2
<b>SUB TOTAL:</b>	<b>177.63</b>	<b>1,901</b>	
15	52.47	560	1
55	78.04	840	2
9	83.00	886	2
56	97.00	1,038	2
7	123.56	1,330	2
<b>SUB TOTAL:</b>	<b>434.07</b>	<b>4,654</b>	
<b>GRAND TOTAL:</b>	<b>611.70</b>	<b>6,555.00</b>	

NB. EPCs not required as being sold for development





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