



**HATHERLEY ROAD, BERKSHIRE, RG1**  
**GUIDE PRICE £230,000 FREEHOLD**

**OFFERS SOUGHT BY 31ST MAY 2024. DEVELOPMENT OPPORTUNITY WITH PLANNING APPROVAL TO CREATE A TWO BEDROOM DETACHED HOUSE**

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## DESCRIPTION:

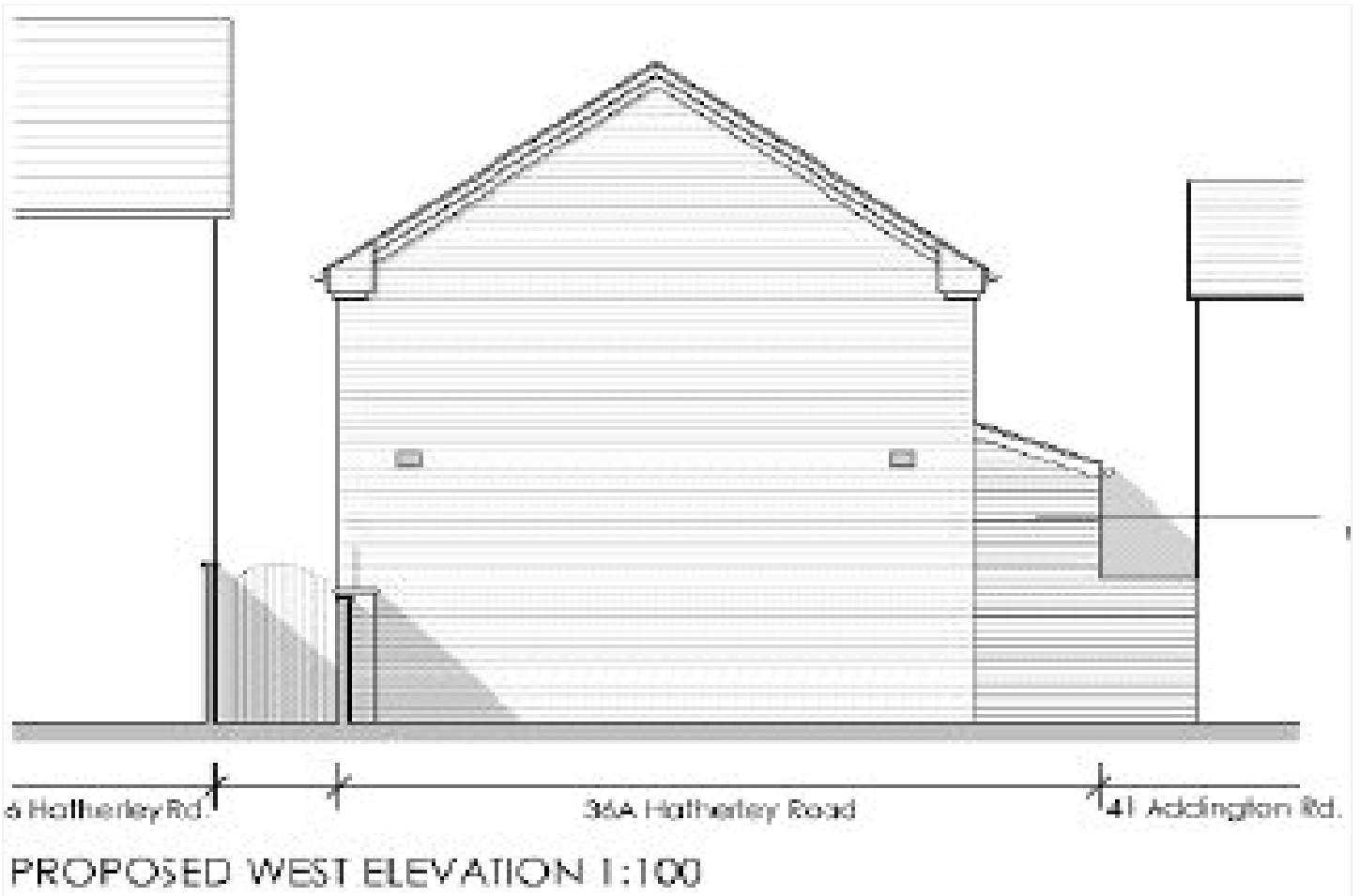
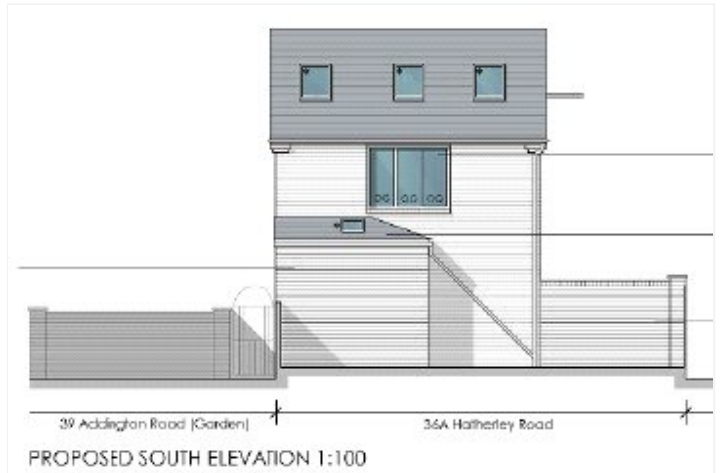
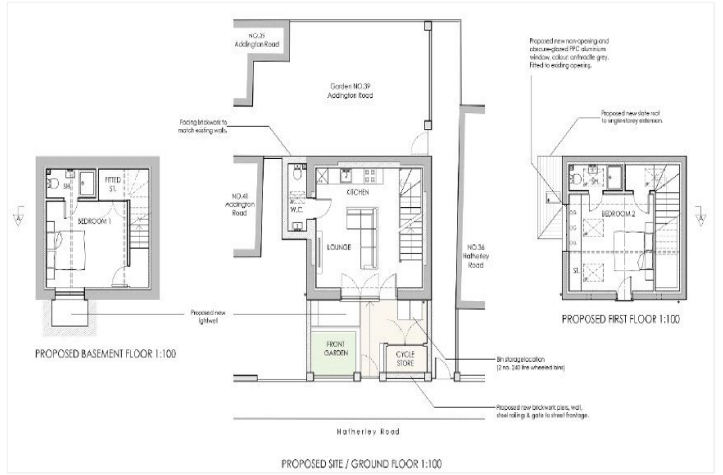
We are seeking best and final offers for this development opportunity by the 31st May 2024. An opportunity to acquire this former motorcycle workshop with planning approval in place to create a unique two bedroom detached home in Reading's sought after university area. The property is ideally located close to transport links, walking distance of the town centre and close to a good selection of local amenities, the University of Reading and the Royal Berkshire Hospital. The proposed two-bedroom home has an open plan living space on the ground floor, with fitted kitchen and a wc, a first floor bedroom with vaulted ceilings and an ensuite bathroom and a second bedroom in the basement, again with an ensuite bathroom and natural light being provided by a new light well and window. To the front of the property there is a courtyard garden and bicycle store.

Reading Borough Council have approved planning under planning application number 191875 for the alterations and refurbishment to enable the change of use to the existing former motorcycles workshop. This is a perfect opportunity for a self-builder or investor to create a unique and interesting home in an excellent location. Once complete, in our opinion the home's value will be in the region of £375,000 - £400,000.

## AT A GLANCE

- Best and final offers sought by 31st May 2024
- Development Opportunity
- Former Motorcycle Workshop
- Planning Approval for a Two Bedroom Detached House
- Two Storey Building Plus Basement
- Planning Application Number 191875
- Section 106 Contribution of £14,500
- Gross Development Value £375,000-£400,000
- Current Commercial EPC Rating G

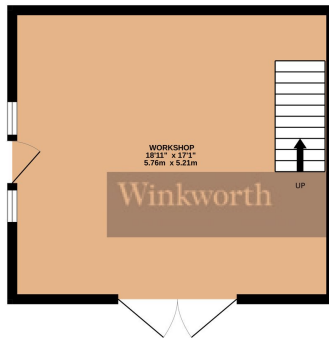




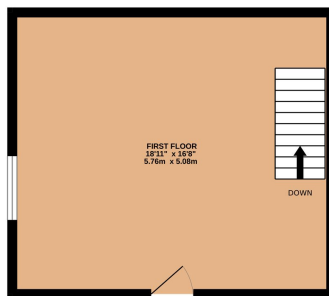
BASEMENT  
276 sq.ft. (25.6 sq.m.) approx.



GROUND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR  
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (84.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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