



Winkworth

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**THE GROVE, READING, RG1 4RB  
OFFERS IN EXCESS OF £375,000 FREEHOLD**

**OFFERS SOUGHT BY 31ST MAY 2024.  
DEVELOPMENT OR REFURBISHMENT  
OPPORTUNITY**

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)



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[winkworth.co.uk](http://winkworth.co.uk)



**DESCRIPTION:**

We are seeking best and final offers for this development opportunity by the 31st May 2024. An exciting opportunity to acquire this end of terrace Victorian home with planning approval to convert into two 2 bedroom apartments. The property is conveniently located in the Eldon Square conservation area, a short walk Reading Station, the Royal Berkshire Hospital and the University of Reading. The property gives the new owner the opportunity to convert into two apartments or refurbish the existing home to create a spacious home in a great location. Conversion apartments in this location are highly sought after by both owner occupiers and rental homes for an investor. The 100ft. (30 Mtrs) rear may offer further opportunity to develop subject to the usual planning consents or simply create a great outside space and/or off road parking for an apartment conversion or refurbished family home. The existing house which offers approximately 1000 sq. ft. (93sq. mtrs) of living accommodation is in a dilapidated conditions and could be restored or converted in line with the planning consent and consist of two ground floor reception rooms with a kitchen and wc to the rear which form part of an extension and two bedroom and bathroom on the first floor. Full planning information can be found on Reading Borough Council's planning portal under planning application number 211869. This project would suit an investor wishing to add to a rental portfolio and generate in the region of £36,000 per annum rental income (based on two apartments at £1500 per month rent) or more if the garden is developed or someone wishing to create a lovely home with scope to add value.

**AT A GLANCE**

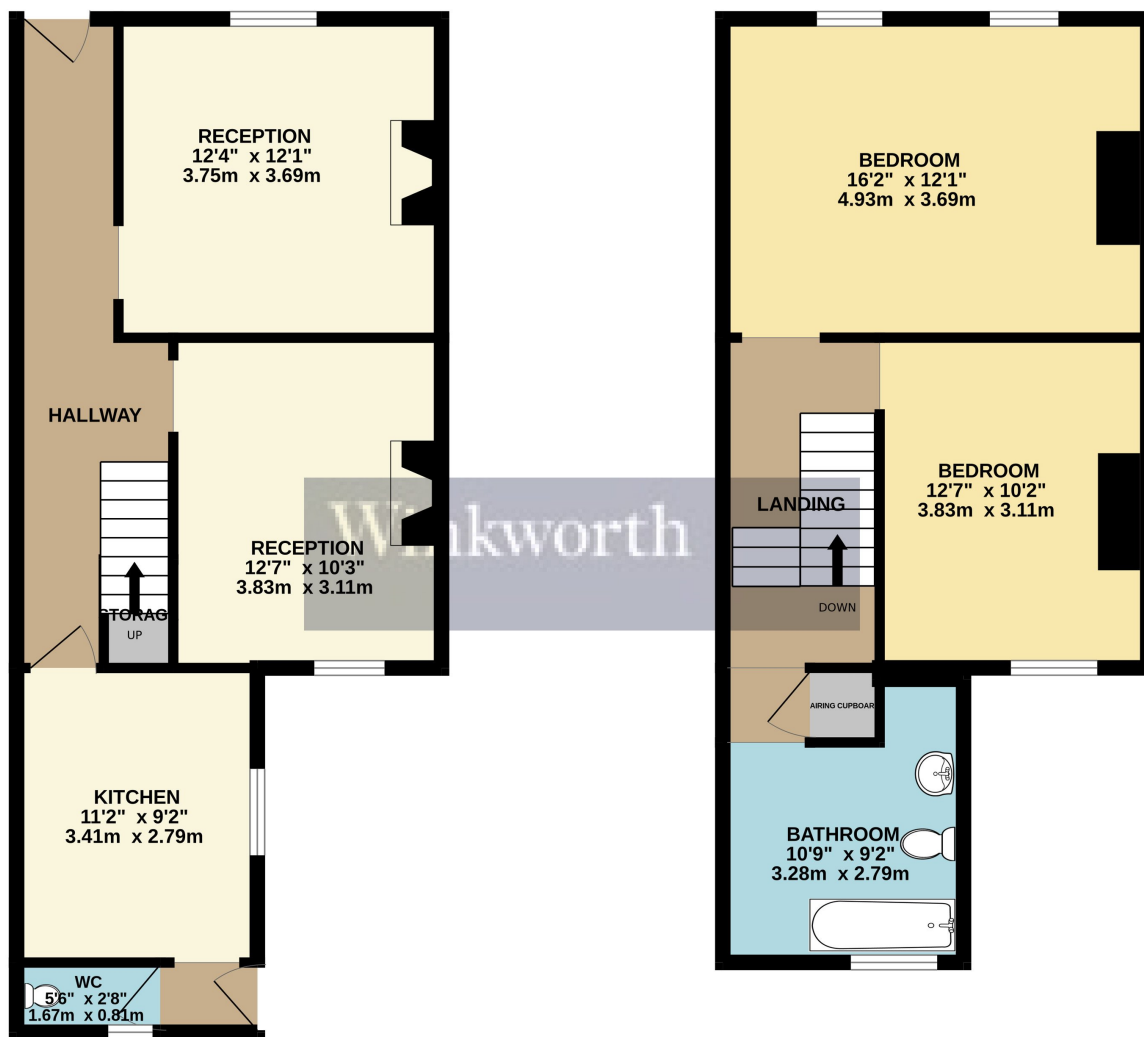
- Best and final offers sought by 31st May 2024
- Development Opportunity
- 2 Bedroom Victorian End Terrace with 100ft Garden
- Develop or Refurbish
- Planning Approved for 2 x Two Bed Apartments
- Reading Planning Number 211869
- Section 106 Contribution £27,416.65





GROUND FLOOR  
513 sq.ft. (47.6 sq.m.) approx.

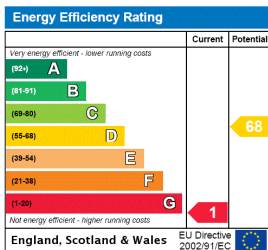
1ST FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 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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