



EMMER GREEN CLINIC

85 Grove Road Emmer Green Reading Berkshire RG4 8LJ

TYPE	REDEVELOPMENT/ CONVERSION OPPORTUNITY
TENURE	FREEHOLD
SITE AREA	0.06 HECTARES (0.15 ACRES)
BUILDING GROSS INTERNAL AREA	135.84 SQ M (1,462 SQ FT)

KEY POINTS

- > Currently D1 Planning Use
- > Potential for multiple uses STPP
- > Popular and sought after location
- > Approximately 8 car parking spaces
- > Freehold with Vacant Possession
- > Closing date for offers:
12 Noon Wednesday 20th February 2019

Location

The property occupies a prominent position on the south eastern side of Grove Road, in a predominantly residential location within the popular and sought after Reading suburb of Emmer Green.

The major regional town of Reading with its multiple facilities including the Oracle Shopping Complex and Reading Railway Station which provides direct services to London Paddington lies approximately 2 miles to the south.

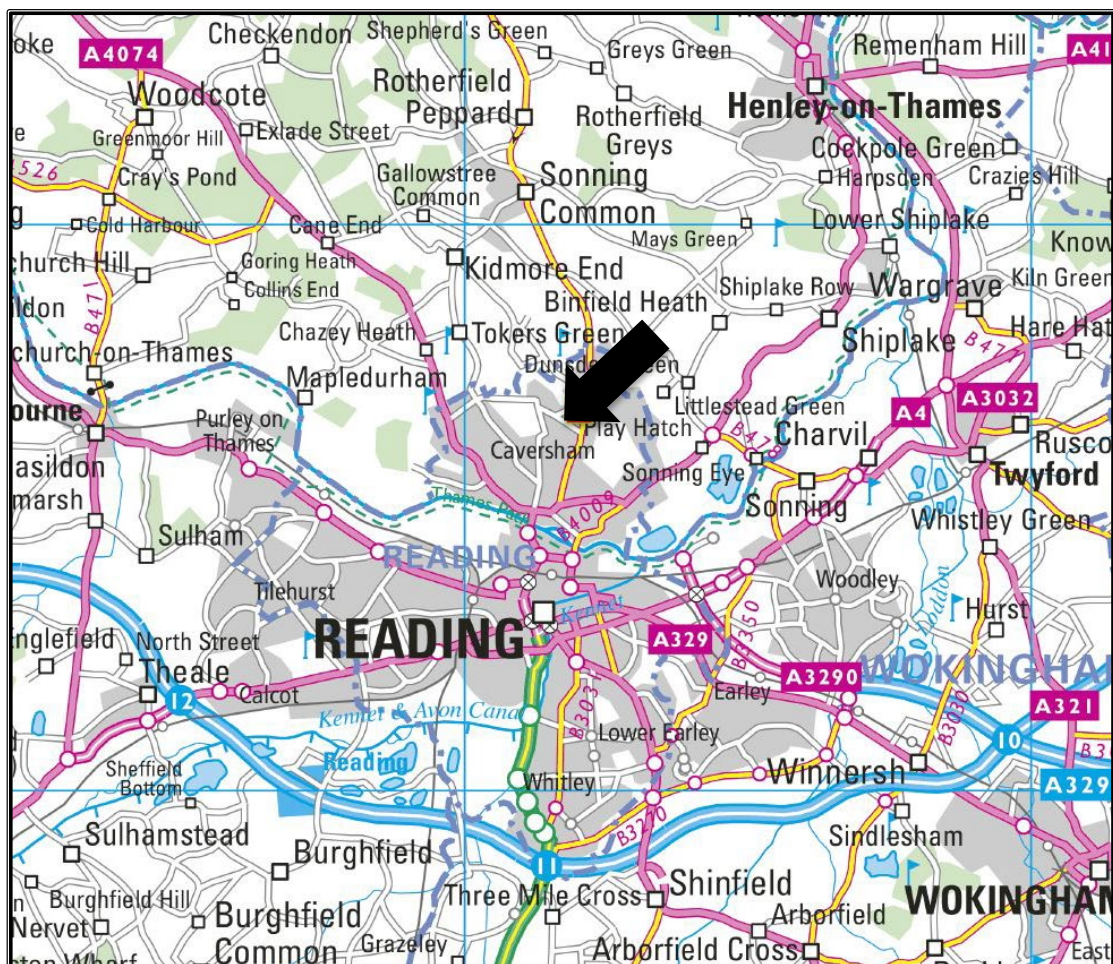
From December 2019 the £14.8bn Crossrail service (Elizabeth line) will depart from Reading Railway Station twice an hour (four an hour at peak times), providing direct services through the city of London to Shenfield, with Bond Street accessible in under one hour.

Crossrail will deliver cutting edge, high capacity trains which will help reduce overcrowding at peak times and provide a cleaner, more environmentally friendly rail service into central London.

Junction 11 of the M4 motorway and the A329(M) lie approximately 5 miles to the south and 6 miles to the south east respectively.

The immediate vicinity provides a mix of two storey semi-detached houses and a three storey block of flats. A Co-Operative food store, St. Barnabas Church and Emmer Green Primary School are also located nearby.

We would refer you to the location plan below for further information.



Plan For Information Purposes Only. Not To Scale

Description

A copy of an Ordnance Survey Extract Plan accompanying these particulars of sale shows the approximate boundaries of the property edged in red.

The property comprises an almost rectangular shaped site containing a single storey former NHS Clinic (Use Class D1 (Non-residential institutions)) with part brick/part wooden panel elevations under a part pitched tiled and part flat bitumen covered roof. The remainder of the property provides approximately 8 car parking spaces, a small rear lawn garden and a small detached temporary outbuilding.

Internally the property provides for a central corridor leading to 8 separate treatment rooms/offices, male, female and disabled WCs and a kitchen. The specification of the building includes gas fired central heating, painted and plastered walls, carpeted and linoleum flooring, suspended ceilings and UPVC windows.

The property is bordered by Grove Road and public open space at its northern boundary, a three storey block of residential flats at its eastern boundary, an electricity substation at its southern boundary and two storey semi-detached dwellings at its western boundary.

The site is largely contained by post and wire fencing apart from at its northern boundary which is open to Grove Road, with a dropped curb.

Vehicular and pedestrian access to the property is from Grove Road.

The total site area is approximately 0.06 hectares (0.15 acres).

The current building has a Gross Internal Area of approximately 135.84 sq. m (1,462 sq. ft.).

We would refer you to the photographs of the property accompanying these particulars of sale for further information.

Tenure

The property's freehold interest is held under Registered Title No. BK319899. The property will be sold with full vacant possession given on completion.

Rating

The Clinic is shown in the Valuation List as having a Rateable Value (RV) of £6,400.

Energy Performance Asset Rating

Assessment rating TBC.

VAT

We understand that the property is not elected for VAT.

Planning

Pre-Application planning advice has been sought from the local planning authority, which is due to be received before the deadline for offers. For an update please contact the sole agents, Haslams.

The Pre-Application Submission includes an indicative Site Layout Plan and Schedule of Accommodation which provides for 2 no. 1 bedroom flats and 2 no. 2 bedroom flats. These documents are included within the Technical Information Pack.

The lawful planning use of the existing building falls within Use Class D1 (Non-residential Institutions) of the Town and Country Planning (Use Classes) Order 1987.

The site has no recent planning history, however having regard to local and national planning policy, we believe that it could hold potential for some form of redevelopment subject to obtaining planning permission.

Any planning related queries should be directed to the Local Planning Authority:

Reading Borough Council
Civic Offices
Bridge Street
Reading
Berkshire RG1 2LU
Telephone: 0118 937 3787
Web: www.reading.gov.uk

Services

We are advised that mains electricity, gas, water and drainage services are connected to the property. However, prospective purchasers are advised to make their own independent enquiries of the individual authorities to verify the capacity and availability of such services.

Disposal

The site is offered for sale by way of informal, non-binding tender with the vendor reserving the right not to accept the highest or any offer and also reserving the right to withdraw the site from sale or to vary the method of sale at any time without notice. In the event that a number of competitive offers are received, the vendor reserves the right to request 'best and final' offers from selected parties.

Offers are sought for the freehold interest on a conditional on planning or unconditional (Subject to Contract only) basis. All offers must be made in writing in sealed envelopes, for a fixed sum.

Unconditional Offers

If an unconditional offer is accepted, completion is to take place within four weeks of exchange of contracts with 10% payable on exchange and the full balance of the purchase price payable immediately upon completion of the sale.

Conditional Offers

All conditional offers must be made net of anticipated S106/CIL costs and other anticipated abnormal costs associated with the development of the site. Any anticipated abnormal costs should be clearly quantified in the offer letters.

If a conditional offer is accepted, a 10% deposit will be payable upon exchange of contracts with completion to take place within four weeks of the grant of planning permission with the full balance of the purchase price payable immediately upon completion of the sale.

All conditional offers should include at least:

- Full details of the purchaser's proposed development scheme including the number, type and mix of units.
- The purchaser's proposed timetable and strategy for achieving planning permission.

All offers should state whether they are submitted with or without Board approval and whether they are dependent on bank or similar finance being available with confirmation or proof of funding.

In the event of an unconditional sale, the vendor will require an overage payment if planning permission(s) is granted for development on the property within 10 years from completion.

All offers should be marked "Emmer Green Clinic- Offer to Purchase" and addressed to:

Mr Will Morris, Haslams Surveyors LLP,
County House, 17 Friar Street, Reading, Berkshire RG1 1DB

Technical Information Pack

A copy of the Technical Information Pack can be downloaded from Haslams Surveyors LLP's website. Please visit www.haslams.co.uk.

The Technical Information Pack includes:

1. Land Registry Freehold Title and Title Plan
2. Energy Performance Certificate
3. Proposed Site Layout and Accommodation Schedule
4. Proposed Plans
5. Environmental Survey

Viewing And All Other Enquiries

All enquiries should be directed to the vendor's sole agent:

Haslams Surveyors LLP
County House
17 Friar Street
Reading
Berkshire
RG1 1DB

Telephone: 0118 921 1500 (Switchboard)
Fax: 0118 921 1501

Viewings of the property will be strictly by appointment only.

Or email: willmorris@haslams.co.uk or edponting@haslams.co.uk

Block Viewings of the property will take place on the following days (No appointment necessary during these times):

Wednesday 30th January 2019 at 10.00am
Wednesday 6th February 2019 at 10.00am
Wednesday 13th February 2019 at 10.00am

Access onto the site for car parking during viewings will be available via its entrance from Grove Road.

Please note that parties must not enter the property outside the block viewing times without our prior authority and any inspection of the site is at the prospective purchaser's risk.

Misrepresentation Act 1967 – Haslams give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars are to be relied on as statements or representations of fact; intending parties must satisfy themselves as to the correctness of each of these statements.
3. Haslams and their clients have no authority to make or give any representation or warranty in relation to the property.

Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 – These details are believed to be correct as at February 2019 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

Particulars Printed February 2019



Will Morris
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willmorris@haslams.co.uk



Ed Ponting
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View of property looking east from Grove Road



View of the rear of the property looking north west

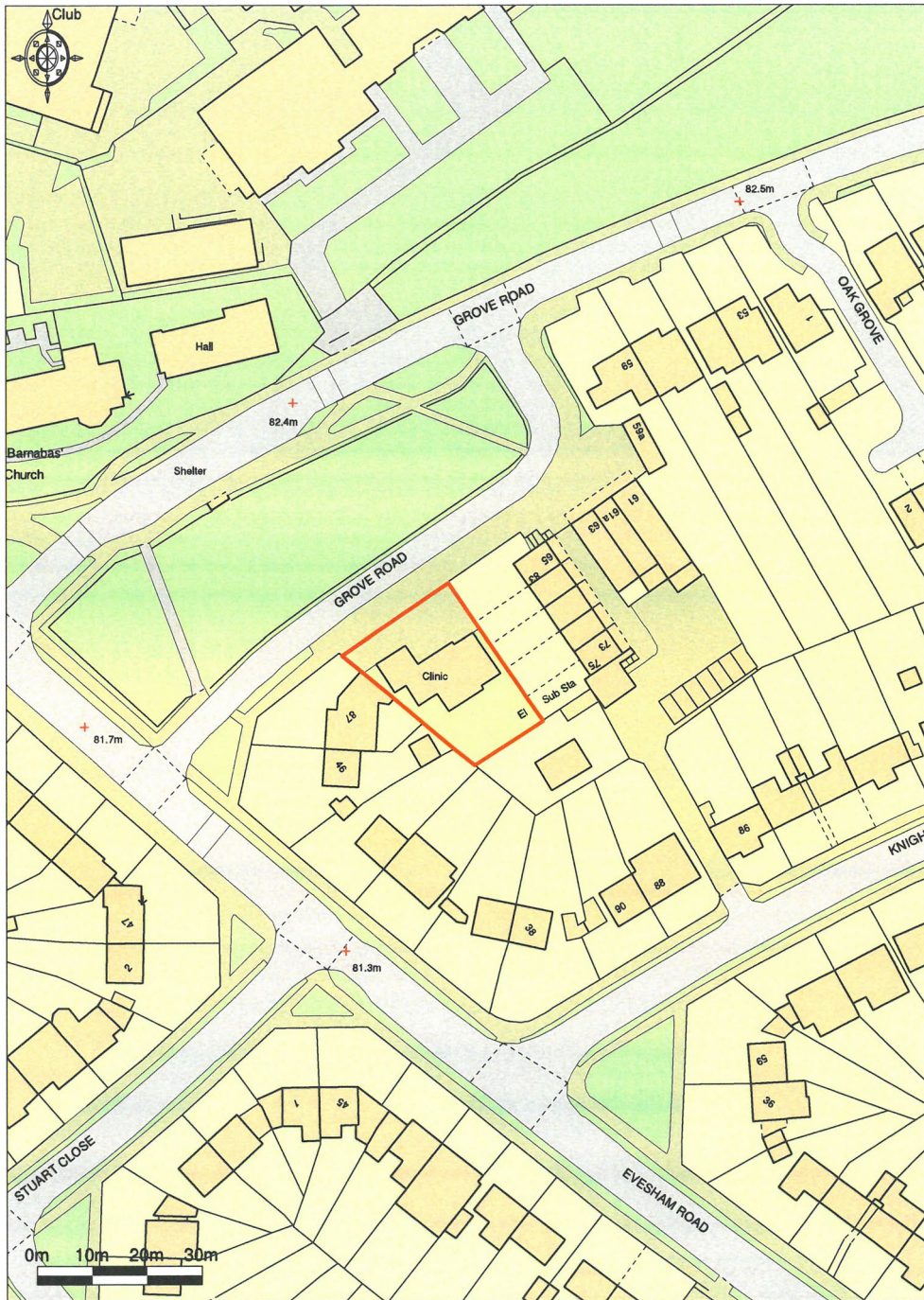


View of the rear garden looking west



View from within the property

Emmer Green Clinic, 85 Grove Road,
Emmer Green, Reading, Berkshire RG4 8LJ



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