

For Sale

Chartered Surveyors

HASLAMs

On the instructions of Reading Central District Scout Council

Freehold with River Frontage

Boat House The Warren Caversham
Reading RG4 7TQ



(For Information Purposes Only)

Potential for redevelopment S.T.P.P

Freehold with vacant possession

Gross Site Area Approximately 0.069 hectares (0.170 acres)

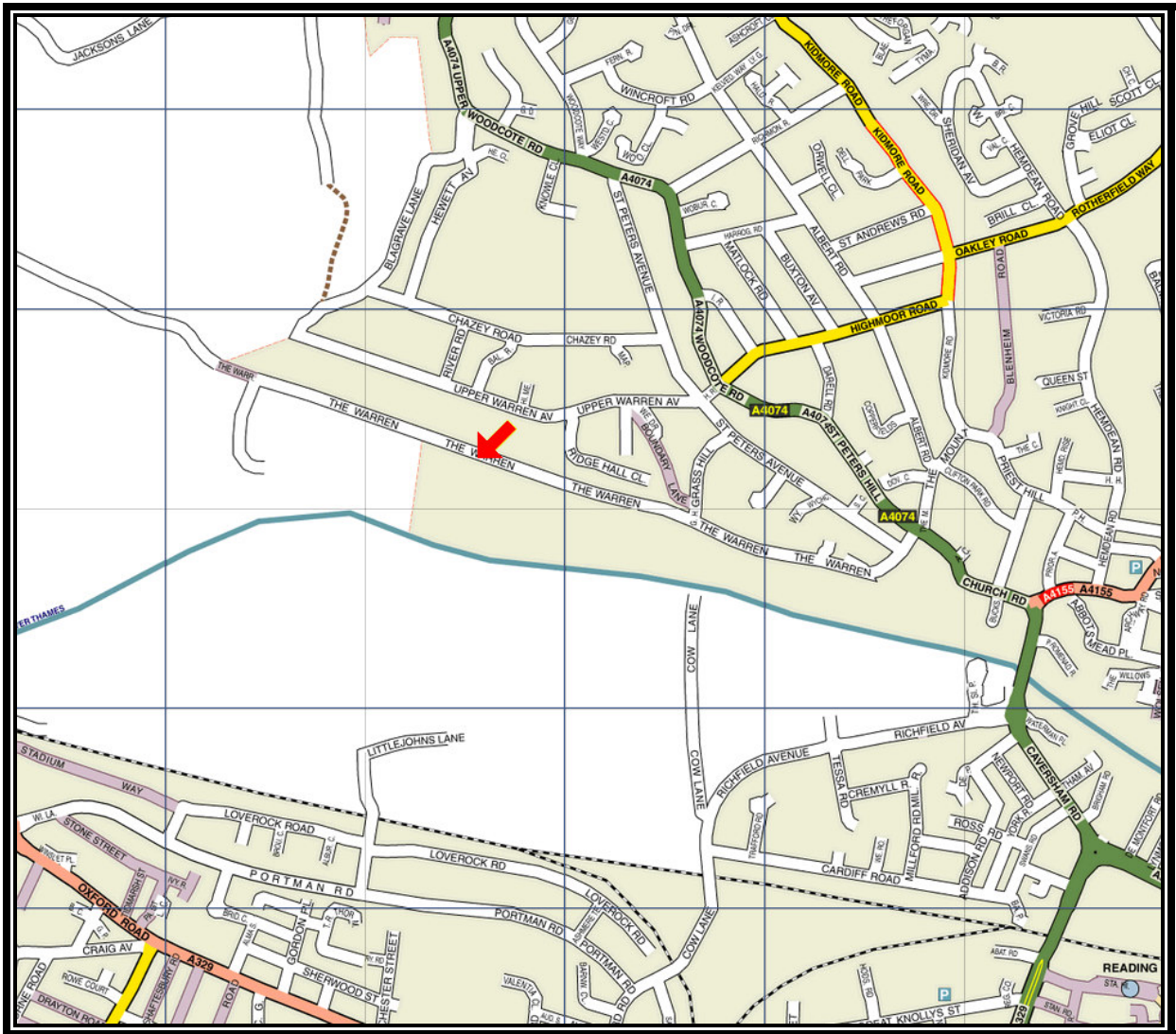
All Enquiries: 0118 921 1518 (Andrew Fraser)

0118 921 1518

www.haslams.co.uk

**Boat House
The Warren
Caversham
Reading
RG4 7TQ**

Location Map



(For Information Purposes Only. Not to Scale)

County House, 17 Friar Street, Reading RG1 1DB
T: 0118 921 1500 F: 0118 921 1501 info@haslams.co.uk

Whilst every effort has been made to ensure the accuracy of these particulars they are intended for guidance only and do not form any part of the contract

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Location

The property lies on the south side of The Warren, approximately 340 metres to the west of its junction with Grass Hill, in a predominantly residential location, approximately 1 mile to the west of Caversham village centre.

The Warren is regarded locally as one of Reading's most prestigious addresses, comprising of predominantly single and 2 storey detached private dwellings and boat houses.

Reading town centre and its multiple facilities lies approximately 2 miles to the south-east of the property.

Reading Railway Station lies approximately 2 miles to the south-east, whilst Junction 11 of the M4 Motorway lies approximately 4 miles to the south.

Description

A copy of the 1:1250 Ordnance Survey extract plan accompanying these particulars of sale shows the approximate boundaries of the site edged in red.

The property comprises a rectangular shaped site of approximately 0.069 hectares (0.170 acres). The property's southern section is relatively level although its northern section slopes steeply upwards from south to north.

The property contains a two storey detached boathouse building providing an approximate Gross Internal Area (GIA) of 82.2 Sq.M. (884 Sq.Ft.). This provides a boat store and WC/ shower room at ground floor level and office/ kitchen/ ancillary accommodation at first floor level.

The remainder of the property is predominantly grassed and contains concrete steps onto The Warren and a small timber jetty adjacent to the River Thames. The property's river frontage is approximately 9.2m (30ft) in length.

The property is enclosed by a mix of timber panelled and wire fencing at its northern, eastern and western boundaries which contain various mature trees.

The property has the benefit of pleasant views to the south across the River Thames and beyond.

The property does not have the benefit of vehicular access although there is a pedestrian entrance gate leading onto The Warren at its northern boundary.

Tenure

The property will be sold freehold with full vacant possession given on completion.

Planning

The property's current use as a boat house falls within Use Class Category D2 (Assembly & Leisure).

None of the buildings on the site is Listed although it should be noted that the southern part of the property lies within the floodplain of the River Thames.

We believe that the property holds potential for some form of redevelopment S.T.P.P.

Any queries should be directed to the Local Planning Authority:

Reading Borough Council
Civic Centre
Reading
RG1 7AE

Telephone: 0118 937 3737

Services

Mains water and electricity are available to the site.

Method of Sale

Both conditional and unconditional offers are invited for the freehold with vacant possession.

The vendor will consider overage provisions favourably and reserve the right not to accept the highest or any offer.

Offers "subject to planning" must be net of expected S.106 costs or other anticipated abnormal costs associated with the development and must include a statement of the planning assumptions upon which the offer is based.

A deposit of 5% of the sale price will be payable upon exchange of contracts.

Written offers for the property are invited by 12 noon Thursday 12th May 2011.

All offers should be marked "Warren Boat House - Offer to Purchase" and addressed to:

Mr Chris Newman, Haslams Chartered Surveyors, County House, 17 Friar Street, Reading, Berkshire, RG1 1DB.

Viewing and All Other Enquiries

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

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

Telephone: 0118 921 1518 (Andrew Fraser Direct)
Telephone: 0118 921 1500 (Switchboard)
Fax: 0118 921 1501

Or email: andrewfraser@haslams.co.uk or chrisnewman@haslams.co.uk

Block viewings of the property will take place on the following days (No appointment necessary):

Tuesday 5th April 2011 at 9.30am
Tuesday 12th April 2011 at 9.30am
Tuesday 19th April 2011 at 9.30am
Tuesday 26th April 2011 at 9.30am
Tuesday 3rd May 2011 at 9.30am
Tuesday 10th May 2011 at 9.30am

Misrepresentation Act 1967 – the Sole Agents 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 these statements
3. Haslams and their clients have no authority to make or give any representation or warranty in relation to the property.
4. Plans attached are to be considered for illustrative purposes only.

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

Property Misdescription Act 1991 - These details are believed to be correct as at March 2011 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.



The Boat House



View from within the property facing north

Boat House, The Warren Caversham, Reading, RG4 7TQ

