

Trident House, 2 King Street Lane, Winnersh, Berkshire RG41 5AS

Guide Price £1,650,000*

FORMER COMMERCIAL BUILDING WITH PLANNING PERMISSION GRANTED TO EXTEND AND CONVERT INTO 12 SELF CONTAINED FLATS



This former commercial building is situated in a popular location off the A329 Reading Road within close proximity of Winnersh town centre and within easy reach of Wokingham and Reading. Good road links serve the area including easy access onto the M4 providing a route into Central London, the M25 and the West. This site occupying an area of approximately 11,171 sf (0.268 acres) is predominantly rectangular in shape and is being sold with vacant possession. The property has been granted planning permission by the local authority under planning reference 180753 for the proposed change of use, raising of the roof, single storey rear extension and alterations to fenestration to provide 12 flats, rear amenity space and onsite parking. The mix will be for 9 x one bedroom flats and 3 x two bedroom flats. This is an excellent development opportunity.

ACCOMMODATION

Detached building on site area of approximately 0.268 acres. Existing building approximately 4654 sf

TENURE

Freehold



LOCAL AUTHORITY & TAX RATING

Wokingham Borough Council 0118 974 6000

Rateable Value £53,500

VIEWING TIMES

Site open for inspection at any time. Please be courteous to neighbours.

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN