



FOR SALE – A FREEHOLD SITE PROVIDING POTENTIAL FOR OWNER OCCUPATION, RENTAL OR REDEVELOPMENT

**“THE STYLE CENTRE” AND “THE STUDIO”
BASINGSTOKE ROAD
SPENCERS WOOD
RG7 1PR**



Description

Situated in the sought after village of Spencers Wood, these two single storey properties are to be sold as one lot with a total area extending to approximately 0.24 acres (0.1 hectares). The properties have been in light industrial use in the past and are currently vacant having been rented to residential tenants in recent years. The properties provide potential for owner occupation, rental or redevelopment.

Location

The properties front onto the Basingstoke Road in Spencers Wood to the south of Reading with good links to the A33 towards Basingstoke and towards J11 of the M4. The site is well screened by an established hedge to the front and has

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garden land adjacent to the left, right and rear boundaries before looking out over Countryside.

Services

It is understood that water and electricity are available on site, however it is the responsibility of potential purchasers to make their own service enquiries.

Planning

The properties lie within the 'Modest Development Location' of Spencers Wood. Interested parties should contact Wokingham Borough Council Planning Department on 0118 974 6000 for further enquiries.

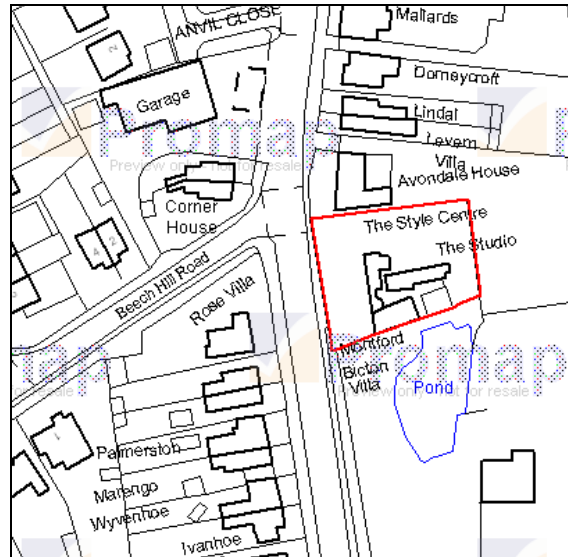
Accommodation

The Style Centre comprises of kitchen, bathroom, 2 bedrooms and 2 additional rooms

Location Plan



Boundary Plan





External view from north



External view from east



Method of sale

This site is offered for sale with the vendors reserving the right not to accept the highest or any offer.

Offers are invited for the freehold interest with vacant possession.

GUIDE PRICE - £400,000

Further Information and Viewing

The site can be viewed by appointment.

For further information or to arrange a viewing please contact:

Ref. Oliver Hicks Tel No. 0118 979 6796
Mobile No. 07773 338293
Email. oliverh@richard-worth.co.uk
12-14 Rose Street, Wokingham, RG40 1XU

Details awaiting vendors' approval