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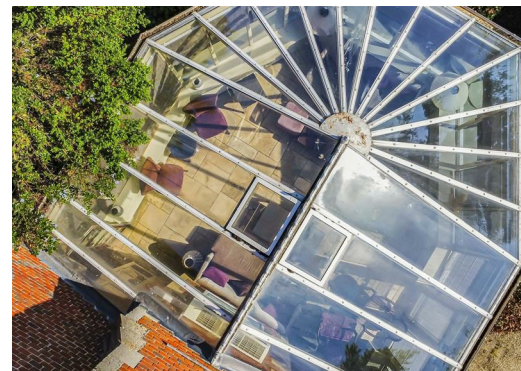


Church Lane, Shinfield, Reading

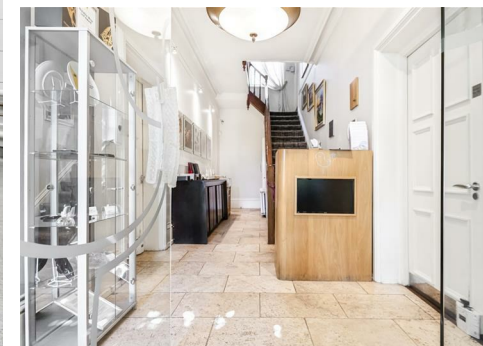
OIEO £1,200,000 Freehold

L'Ortolan is a Grade II listed former Vicarage built in circa 1840, in the style of the Gothic revival with brick elevations and stone mullions. The award winning restaurant is offered for sale as a going concern and could also be suitable for a variety of alternative commercial uses and/or be a delightful family home in a village setting. Set within established grounds with ample parking on a total plot of 0.92 acre, the property also has the potential to achieve planning permission for some form of new-build development in its grounds, subject to obtaining the relevant planning permission and/or Listed Building consent. Set over two floors with a wine cellar and two sizeable loft rooms with an additional detached building located to the rear, currently used as an office but could also be suitable for additional residential accommodation (STP).





- Grade II listed former Vicarage set in grounds of 0.92 acre
- Village setting with excellent transport links
- GIA 4770 sq ft + Annexe/office 910 sq ft
- Gravelled driveway and car parking for multiple vehicles
- Potential for redevelopment (STP)
- Currently an award winning restaurant, suitable for a variety of uses (STP)
- Freehold



**Location**

The village of Shinfield is located approximately 5 miles to the south of Reading and 7 miles to the west of Wokingham with local business parks and transport links nearby. There are a wide range of schools within convenient reach including Crossfield, Leighton Park, Kendrick, Reading Boys, St Joseph's and Abbey.

Grounds

The property stands in well-maintained grounds of 0.92 acre and lawned gardens extend to the front and to the western boundary with a number of mature trees providing screening and shade with established shrub beds. A paved patio terrace is located on the side of the property which is ideal for al fresco dining.

Parking

A sweeping gravelled driveway leads to an area of parking to the side of the property with 2 Tesla charging points.

Tenure

Freehold

Planning

The property has Class E (commercial, business and service) planning consent and the vendor is in the process of submitting a planning application for its change of use to Class C3 (dwelling house).

Method of Sale

*The Vendor will consider all offers received in writing by midday on the 27th October clearly addressed as 'Offer for L'Ortolan, Church Lane, Shinfield' to Haslams, 159 Friar Street, Reading, RG1 1HE

* Offers received which are conditional upon survey results are unlikely to be acceptable to the Vendor, prospective purchasers are advised to make their own inquiries as the condition of the property, prior to submitting their offer.

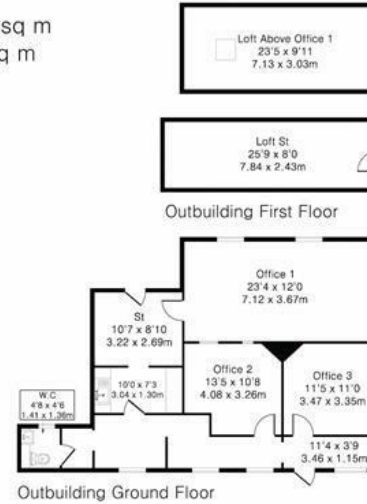
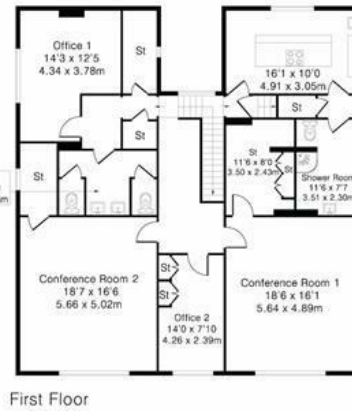
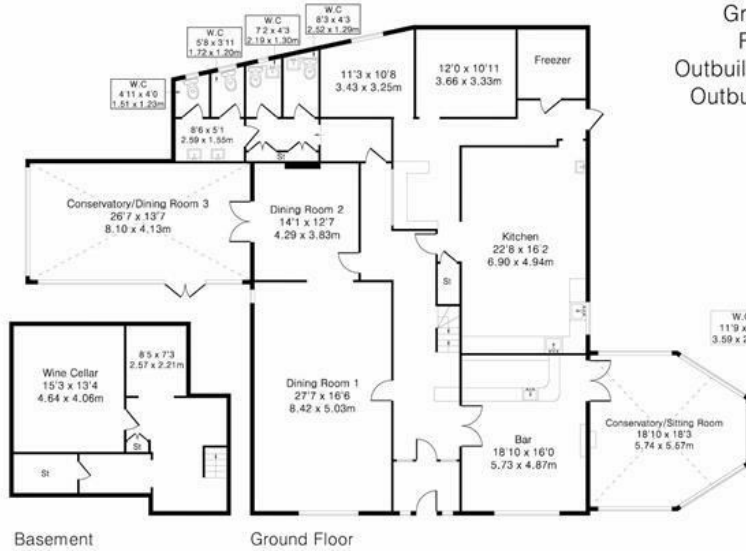
* Purchasers are required to give evidence and proof of funding.

* The Vendor reserves the right not to accept the highest offer or to withdraw the property from the market, or to alter the method of sale at any time without notice.

* Bidders should clearly indicate if their offers are conditional upon achieving planning permission for the property's development or change of use.



Approximate Gross Internal Area 6613 sq ft – 615 sq m
 Basement Area 495 sq ft – 46 sq m
 Ground Floor Area 3078 sq ft – 286 sq m
 First Floor Area 1692 sq ft – 157 sq m
 Outbuilding Ground Floor Area 910 sq ft – 85 sq m
 Outbuilding First Floor Area 438 sq ft – 41 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.