



Chartered Surveyors &  
Commercial Property Consultants

## RESIDENTIAL CONVERSION

### FOR SALE

**41 & 41A CHEAP STREET, NEWBURY,  
BERKSHIRE, RG14 5BX**

**2,767 SQ FT (257.09 SQ M)**



**PLANNING APPROVED FOR 6 BED HMO**

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

## **SITUATION**

The property is situated in Cheap Street, Newbury. Cheap Street links the Railway Station to the Market Place and from there into Northbrook Street. It is adjacent to the Royal Mail site and has good amenities locally, including One Stop, KFC, Nandos and a range of Bars & Restaurants.

## **DESCRIPTION**

The property comprises a Grade 2 listed self-contained building laid out over ground and first floors, with a small courtyard garden to the rear.

Planning has been approved under Application 20/01210/FULD to convert the existing building to form a ground floor commercial unit at the front with a 6 bedroom HMO occupying the remainder of the building.

The property is currently laid out with 2 entrances which will remain to allow separate access to both the commercial and residential element. The residential access extends through the building to the rear courtyard garden which is laid to slab. There are charges associated with the planning as follows:-  
CIL: £18,520.24 & Section 106: £3,810.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total (GIA)</b>	<b>257.09</b>	<b>2,767</b>

## **RATING ASSESSMENT**

Rateable Value £28,750      Rates Payable £14,346.25 (2024/25)

## **ENERGY PERFORMANCE CERTIFICATE**

This property had an EPC rating of TBA.

## **PROPOSAL**

The property is available to purchase freehold. Offers are sought in the region of £350,000. VAT is not applicable.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

## **VIEWING**

Contact Mr Shane Prater  
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June 2024

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Note: areas of water extensive water damage to the existing structure are identified on initial planning proposed drawings for reference.

150mm width pipegravel / TSW French type drain to the perimeter of the courtyard with 100mm dia. perforated drainage channel connected to the existing surface water drainage, with 600 / 450mm2 concrete paving hardstanding

remove existing pair of windows from the more recent flat roof extension and install new door unit to reflect the existing in accordance with the proposed elevation drawings; make good to the brickwork using matching bricks and matching cement mortar

carefully remove the redundant chimney breast to the full height of the modern extension and make good to the masonry wall, floor and ceilings (in room first floor ceiling / floor to be upgraded to meet AD Parts B and E)

demolish / amend existing modern timber studwork partition to suit the new layout in materials to match (Soundbloc plasterboards)

construct new timber studwork internal partitions within the apartments to be fully reversible in nature with minimal interference with historic building fabric

existing sealed cover will require future access for maintenance so cannot be permanently covered by development; allow to check seals and replace with new IC to suit floor finishes as required; break into unit and install new additional services as required and make good

carefully remove door and lining and block up the opening using 70% dense blockwork laid flat; make connections to existing masonry reveals using proprietary stainless steel starter bars to ensure work does not adversely affect historic masonry and remains relatively reversible; make good to plaster finishes to match the existing

refurbish the existing pair finish hardwood door, frames and associated porch glazing using matching materials; all decayed timber is to be carefully cut out and new timber spliced in; ease and adjust and install new door furniture to closely match the existing; allow for intercom system to apartment door

ease and adjust the front elevation window; replace damaged cords; splice in new matching timber in accordance with good conservation principles and redecorate

timber frame and weatherboard finishes / LB timber door construction cycle and communal bin store, cycle racks to be upright systems (Wall Dock and a possible manufacturer is <https://www.bikeidolutions.com/>); bins to be communal serviced; more-pitch single-ply roof draining towards courtyard

remove existing raised brick planters from the rear courtyard area to provide additional area for bike and refuse storage facilities

rear external wall to be insulated internally with PIR laminated insulation boards on TSW battens fixed to the existing finishes which are to remain; to meet current Part L insulation level requirements without loss of fabric; work is reversible in nature

new rear external doorset to replace existing which is damaged beyond repair; to be timber panel door with glazing panels to provide light to the corridor

existing wall in modern brick with gypsum plaster finishes; wall goes to underside of floor joists and will be reconstructed in dense block work up to the underside of the first floor; allow to construct new independent insulated timber stud partition with Soundbloc plasterboard to Apartment 2 internal face

new entrance to be constructed within existing modern construction masonry partition

existing stair in very poor condition; construct new timber stair to suit the existing width and new arrangement with AD Part K compliant knee winder to suit the new floor to ceiling heights (note first floor will be higher to accommodate the AD Part E / B floating floor finishes over the existing which are to be retained)

carefully form new openings with timbers / beam over to provide direct access to the rear communal area for bin and cycle storage facilities and make good to finishes to match the existing

existing lightwell guttering / open hopper is leaking significantly and will be renewed during the proposed refurbishment works; where possible roof works will allow for relaying gutters to reduce EW to lightwell

roof light to be installed in upgraded flat roof to light well over; roof currently leaking with some wet internally; allow to inspect and treat all timber when exposed; decayed timber to be repaired using traditional timber repair techniques

carefully remove existing late C20 timber stud partitions to form protected fire lobby; construct new fire rated timber studwork partitions

late C20 steel beams supporting first floor masonry / walls over

new timber stud compartmentation partition between the shop unit and the access / fire lobby area with vertical services shaft serving the apartment over

GROUND FLOOR LAYOUT



Client	LIVING CLUB LTD	Date	AUG 2021	Drawn by	GAW
Project	PROPOSED ALTERATIONS TO: 41 / 41A, CHEAP STREET NEWBURY RG14 5BX	Drawing No.	PROPOSED GROUND FLOOR PLANS 5 BED, RETAIL SKETCH	Scale	1:50 @ A1
Project No.	8153 / 05	Revision	PK02 2021		

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BIN & CYCLE STORE NORTHWEST ELEVATION



BIN & CYCLE STORE SOUTHWEST ELEVATION



FIRST FLOOR LAYOUT



**Mursell & Co.**  
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Client:	LIVING CLUB LTD	Date:	AUG 2021	Drawn by:	GAH
Project:	PROPOSED ALTERATIONS TO: 41 / 43A CHEAP STREET NEWBURY RG14 5BX	Project No.:	PROPOSED FIRST FLOOR PLAN WITH BIN / CYCLE STORE ROOF PLAN & ELEVATIONS 5 BED / RETAIL UNIT MODEL	Scale:	1:50 @ A1
Revision:		Revision No.:	B153 / 06	Revision Date:	HMO 2021 revA

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