

Bridge House, Mill Lane

Padworth

On the instructions of
the Joint Administrators
KRE Corporate Recovery

Lambert
Smith
Hampton

FOR SALE FREEHOLD

**Mid-17th century Grade II listed residential conversion opportunity (STP)
Gross Internal Area of 718.50 sq m (7,734 sq ft) | 0.97 acres (0.39 hectares)**

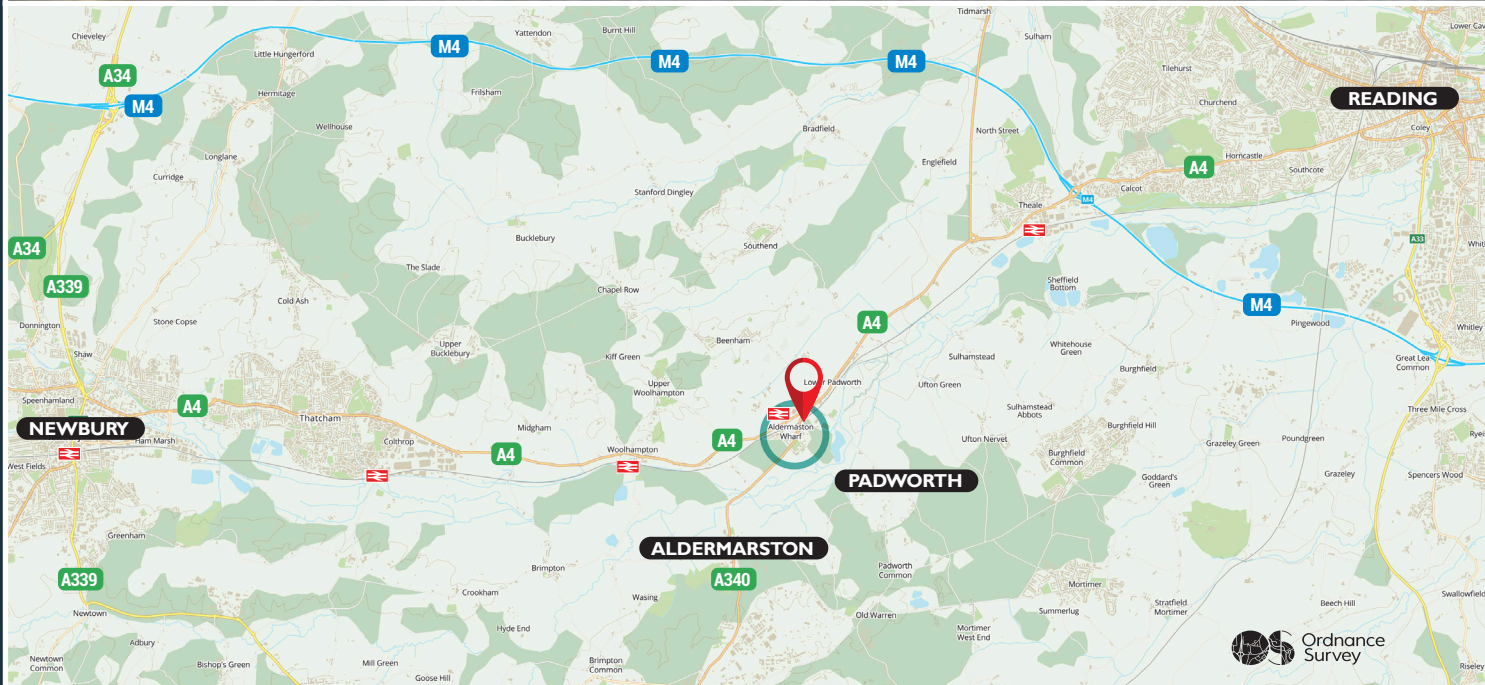
Former Alder Bridge Steiner Waldorf School | Reading | RG7 4JU |

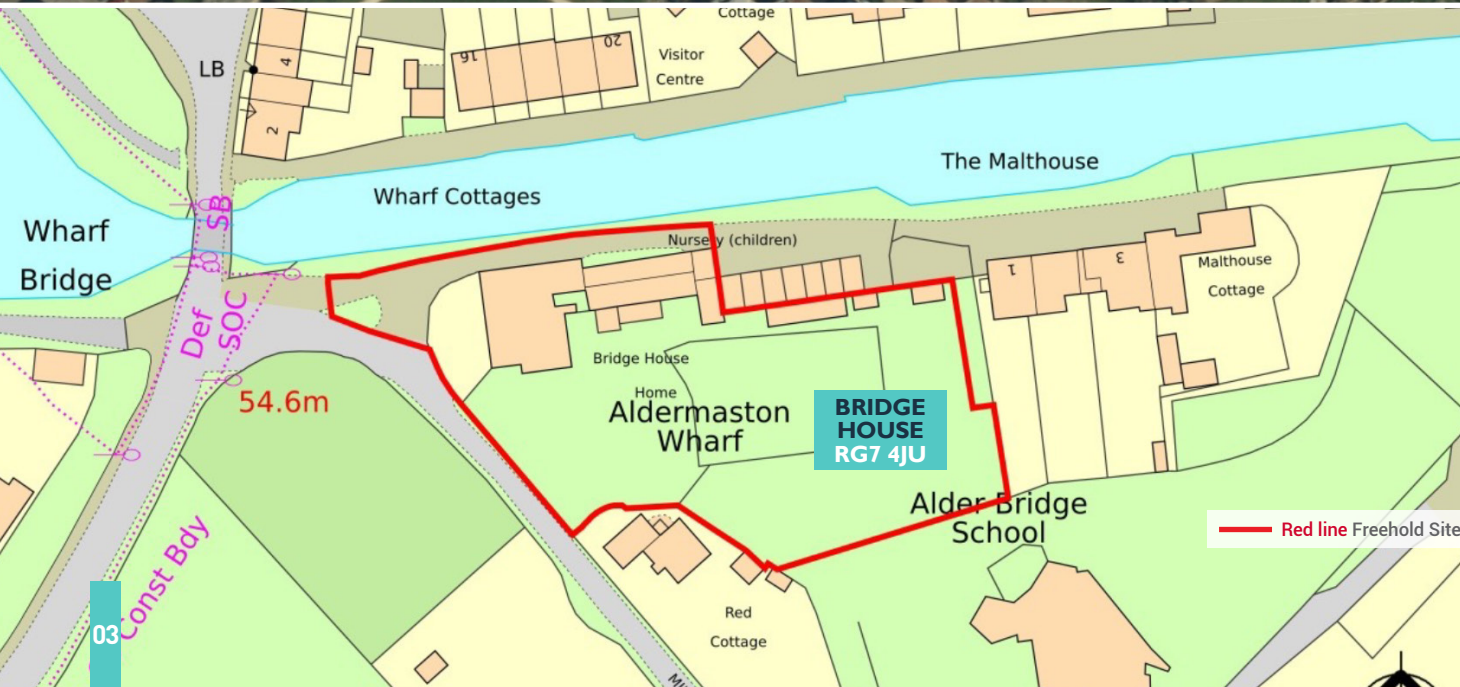
Location

The property is located in Padworth, Berkshire, a small town with a population of circa 1,049 (2021 census), which lays approximately 10 miles south-west of Reading town centre.

Padworth has a small number of amenities, to include an independent convenience store, a nursery, primary school and public house.

All further amenities can be located in Reading, which is accessed via Bath Road (A4) in approximately 20 minutes by vehicle. Aldermaston, which is approximately 1 mile away, benefits from a small train station, which provides trains on a frequent basis to Reading town centre within 15 minutes.





Description

The main property comprises a mid-17th century two storey Grade II listed former single residential dwelling, which has been converted into a school with additional outbuildings. The property is constructed from stucco covered solid brick elevations and a mix of single glazed timber framed and double UPVC windows, all surmounted by a single pitched clay tiled roof.

Bridge house provides ground floor educational, administration and ancillary accommodation. First floor accommodation comprises of six bedsits and access to the roof space, which is currently used for storage.

Attached to the rear of Bridge House is a part single/part double storey annexe, which provides two one-bedroom apartments.

We understand that the total site area extends to circa 0.97 acres (0.39 hectares).

We are of the opinion that the property would suit conversion to a single residential dwelling or to apartments, subject to planning.



Accommodation

From measurements taken on site, we calculate that the property provides the following approximate accommodation:

Bridge House (Grade II Listed)

Floor	Use	Sq Metres	Sq Feet
Ground Floor	Educational, Administration an ancillary accommodation	376.21	4,049
First Floor	Residential	198.88	2,141
Attic Rooms Ground Floor	Storage	42.41	457
Annex Flats Ground Floor	Educational	47.49	511
Annex Flat 1st Floor	Residential	53.51	576
Total Gross Internal Area:		718.50	7,734

Planning

The property is administered by West Berkshire Council, further enquiries can be made on their website - <https://www.westberks.gov.uk/>

EPC

Copies of the EPC's are available upon request

Tenure

The site is held freehold Title No. **BK108663**.

Tenancies

All 8 of the residential units (6 x bedsits & 2 x 1 bedroom flats) are currently let on Assured Shorthold Tenancies producing a gross rent of £48,000 per annum. Copies available on request.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Terms

The freehold interest of the subject premises is available subject to the tenancy agreements. Price on Application. Subject to Contract.

SALE ON BEHALF OF THE JOINT ADMINISTRATORS

This property is being marketed for sale on behalf of the Joint Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Viewing and Further Information

Strictly by appointment only:

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Anti – Money Laundering

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser. We will undertake a search with a Credit Reference Agency for the purpose of verifying the identity provided. Further information can be obtained from the selling agent.

