

Harwell - Kingswell Hotel, Reading Road, Didcot, Oxfordshire OX11 0LZ
Freehold Grade II Listed 20-Bed Hotel with Residential Development Opportunity
Planning approved for conversion of existing hotel to 17 residential dwellings (C3)



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT





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Investment Consideration:

- OIEO: £2,000,000
- Vacant possession
- VAT is NOT applicable to this property
- SPV can be acquired for the purchase of this property
- Comprises a single hotel building with supporting ancillary domestic buildings and car parking
- Planning approved for conversion of the existing Listed Hotel and outbuildings to 17 residential dwellings (Class C3) with associated car parking, private gardens, landscaping and access via Reading Road
- s106 outstanding and due to be finalised by 15.01.2024
- Total proposed residential GIA: 1,182 sq m (12,719 sq ft)
- Situated at the junction with A34 which provides direct links to M40 & M4 and within 7 min drive to Didcot train station which provides direct services to Reading (15 mins) and London Paddington (45 mins).



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Property Description:

The site presently comprises a single hotel building with supporting ancillary domestic buildings and car parking. Access is from the original Reading Road, now reached from the main carriageway north of the hotel building. The main hotel building comprises 20 en-suite bedrooms, restaurant, bar and associated staff/ancillary rooms, providing the following accommodation and dimensions:

Ground Floor:

5 bedrooms (en-suite), Reception, Lobby Bar, Restaurant, Staff Rooms

First Floor:

15 Bedrooms (en-suite), Staff/Ancillary Rooms



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Development Opportunity:

Planning approved (s106 agreement due to be finalised by 15.01.24) for conversion of the existing Listed Hotel and outbuildings to 17 dwellings (Class C3) with associated car parking, private gardens, landscaping and access via Reading Road. The proposed scheme would provide 8 x 1-Bed, 5 x 2-Bed and 4 x 3-Bed residential units. The building elevations are intended in the main not to be changed, in so much as the window, door and roof positions will largely remain the same. Windows in general will be updated with double-glazing installed throughout in order to meet modern regulatory standards.

Total proposed GIA: 1,182 sq m (12,719 sq ft)

Ground Floor	Unit Type	GIA sq m	GIA sq ft
Unit 1	2-Bed (3 Person)	65.1	700.4
Unit 2	1-Bed (2 Person)	51.8	557.3
Unit 3	1-Bed (2 Person)	57.3	617.1
Unit 4	2-Bed (4 Person)	71.6	770.3
Unit 7	1-Bed (2 Person)	54.1	582.3
Unit 8	1-Bed (2 Person)	57.1	614.4
Unit 9	2-Bed (4 Person)	71	764.4
Unit 11	1-Bed (1 Person)	32	344.1
Ground/First Floor			
Unit 5	2-Bed (4 Person)	102.4	1102.2
Unit 6	3-Bed (5 Person)	123.5	1329.3
Unit 10	3-Bed (5 Person)	110	1184.1
First Floor			
Unit 12	2-Bed (3 Person)	63.5	682.8
Unit 13	1-Bed (2 Person)	51.6	555.3
Unit 14	1-Bed (2 Person)	59.6	641.7
Unit 15	3-Bed (5 Person)	87.4	940.2
Unit 16	3-Bed (5 Person)	84	904.2
Unit 17	1-Bed (1 Person)	39.8	428.45
Total	30 Bedrooms	1,182 sq m	12,719 sq ft

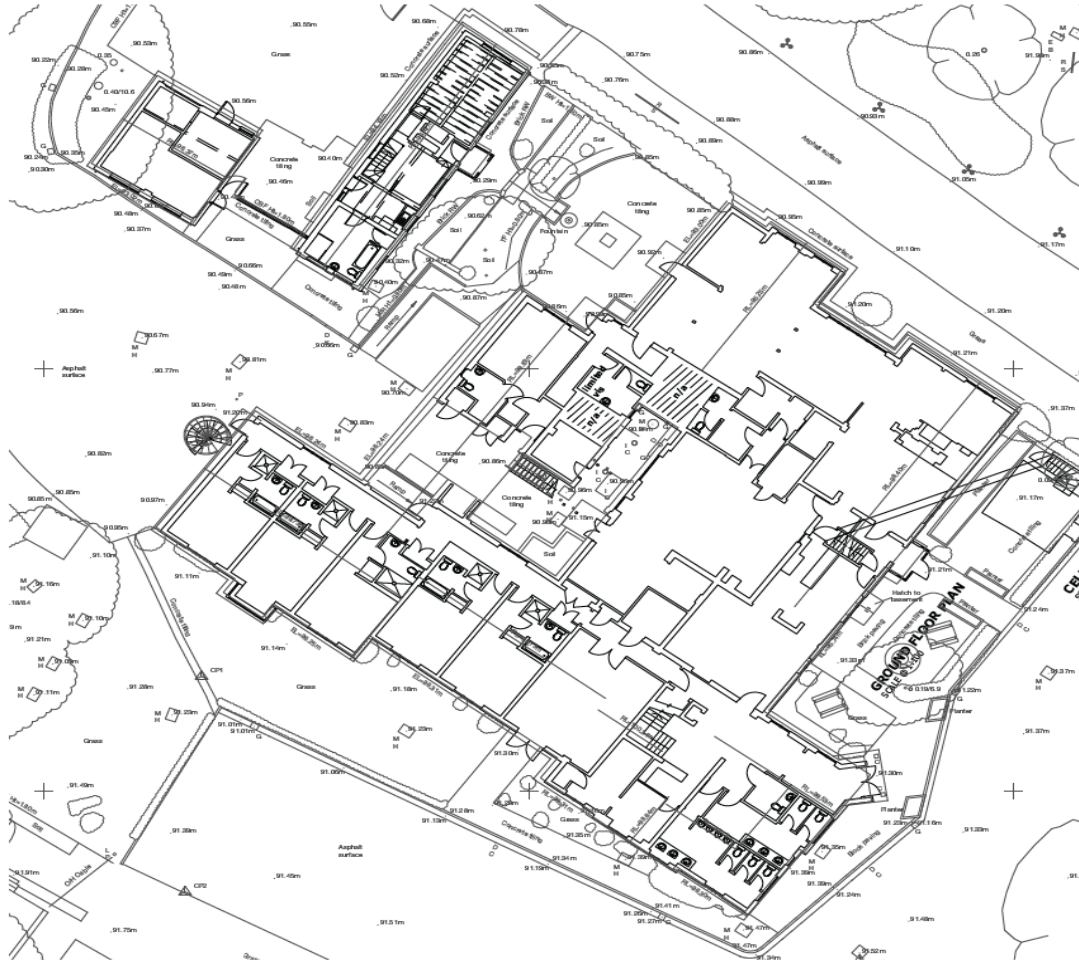
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Existing Ground Floor



Proposed Ground Floor

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Existing First Floor



Proposed First Floor

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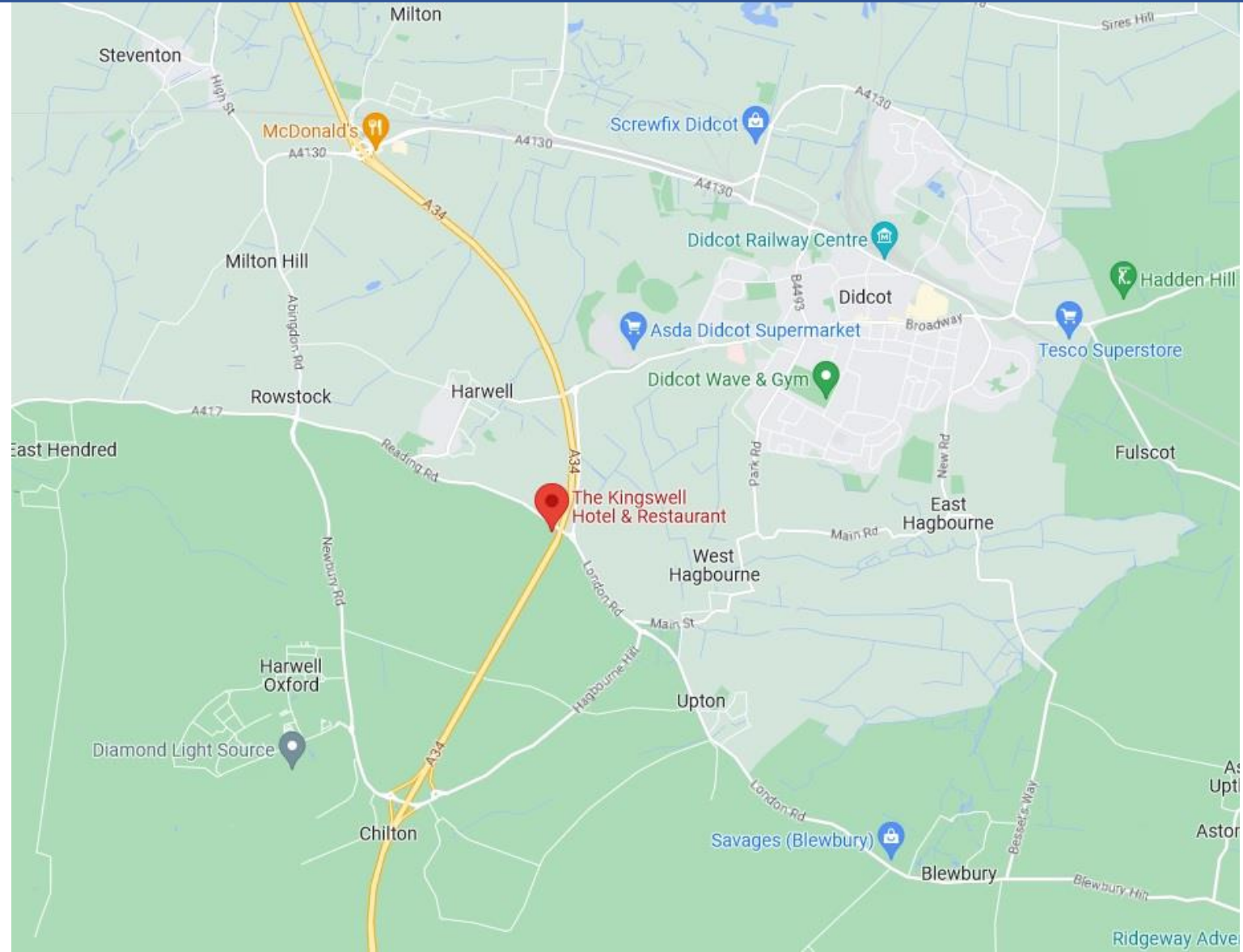
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Location:

Harwell is a village and civil parish in the Vale of White Horse about 2 miles west of Didcot, 6 miles east of Wantage and 13 miles south of Oxford. Didcot is a railway town and civil parish in the ceremonial county of Oxfordshire within 15 miles from Oxford. The property is located on Reading Road, at the junction with A34 which provides direct links to M40 and M4 and within 7 min drive to Didcot train station which provides direct services to Reading (15 mins) and London Paddington (45 mins). The property is also within short drive to Asda Superstore, Tesco Express, McDonalds and more.



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Contacts:

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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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