

Queens Road Caversham, Reading, Berkshire RG4 8DL

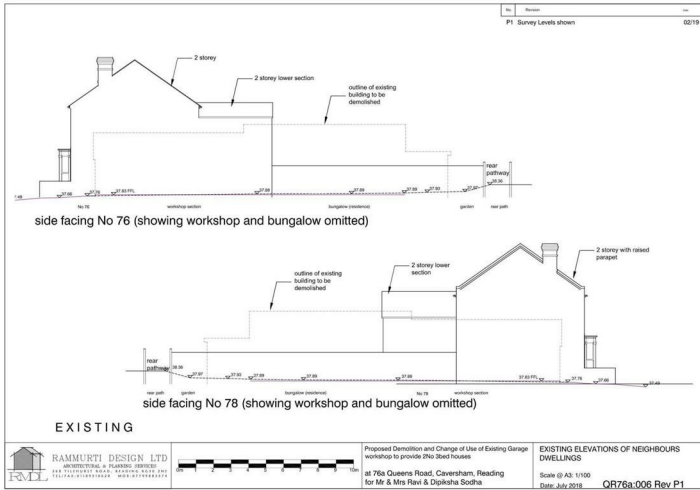
Chain Free £450,000

ATTENTION DEVELOPERS, INVESTORS & BUILDERS: DEVELOPMENT SITE WITH INFILL PLANNING PERMISSION GRANTED, PA 191754: Set within this sought after area of Caversham is this former commercial garage / workshop with rear residential accommodation. The site has planning permission for the demolition and erection for two, three double bedroom, two storey with a loft room houses that are 98.63 and 84.86 sqm. Call now to view.

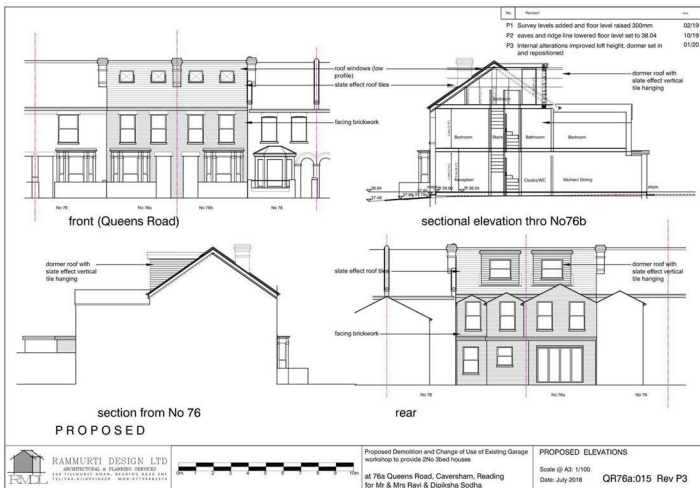
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- Chain free
- Sought after central Caversham location
- Planning PA 191754:
- EPC rating E
- Development with planning
- Planning for two houses
- Former garage
- Council tax TBC

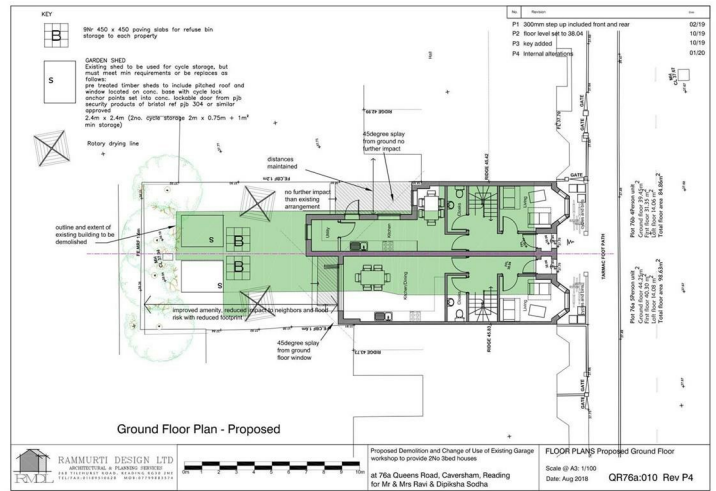
Existing elevations



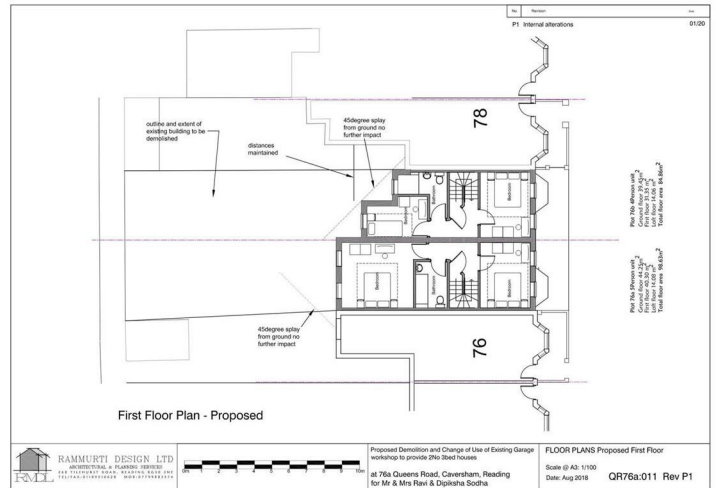
Proposed elevations



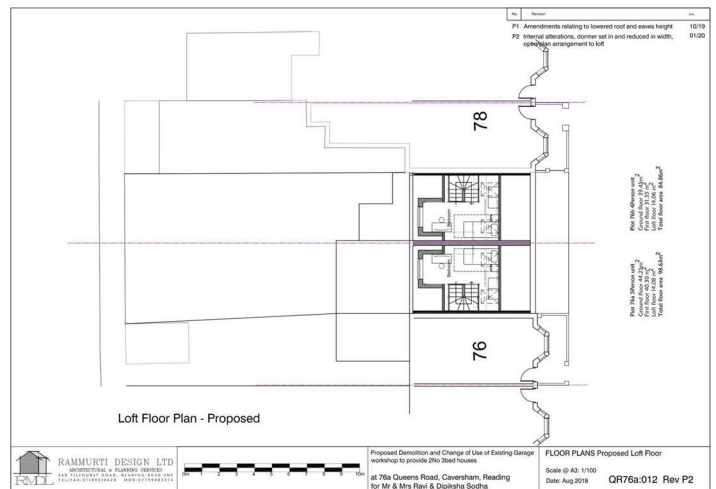
Proposed plan - Ground floor

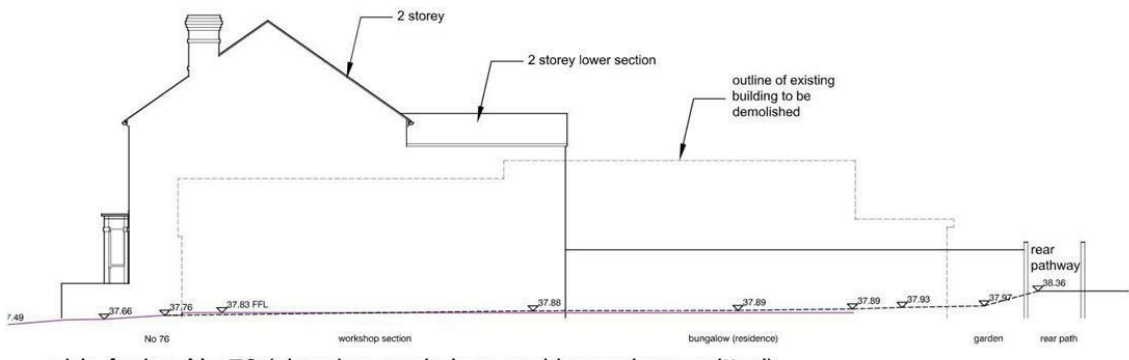


Proposed plan - First Floor

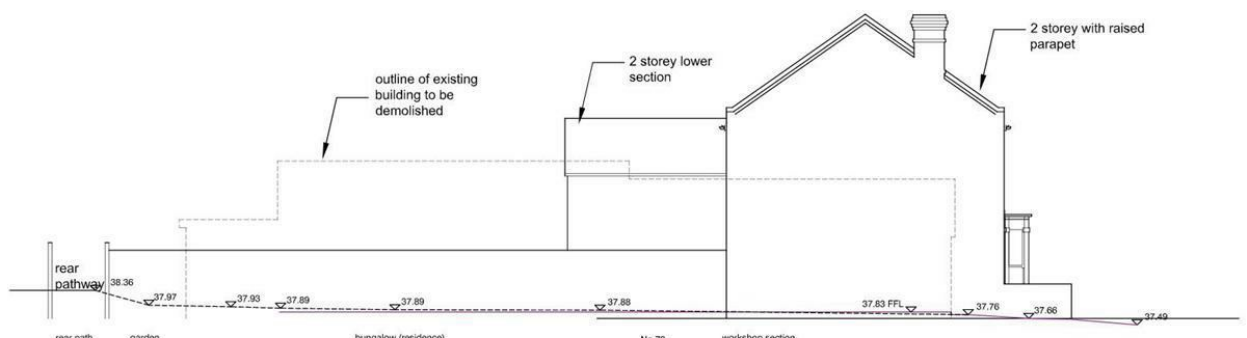


Proposed plan - Loft





side facing No 76 (showing workshop and bungalow omitted)



side facing No 78 (showing workshop and bungalow omitted)

EXISTING

RAMMURTI DESIGN LTD
 ARCHITECTURAL & PLANNING SERVICES
 268 TILFURST ROAD, READING RG10 2NT
 TEL/FAX: 01189910628 MOB: 07799883774



Proposed Demolition and Change of Use of Existing Garage workshop to provide 2No 3bed houses
 at 76a Queens Road, Caversham, Reading
 for Mr & Mrs Ravi & Dipiksha Sodha

EXISTING ELEVATIONS OF NEIGHBOURS DWELLINGS
 Scale @ A3: 1/100
 Date: July 2018 QR76a:006 Rev P1

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	91
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
40	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

