

## Queens Road Caversham, Reading, Berkshire RG4 8DL

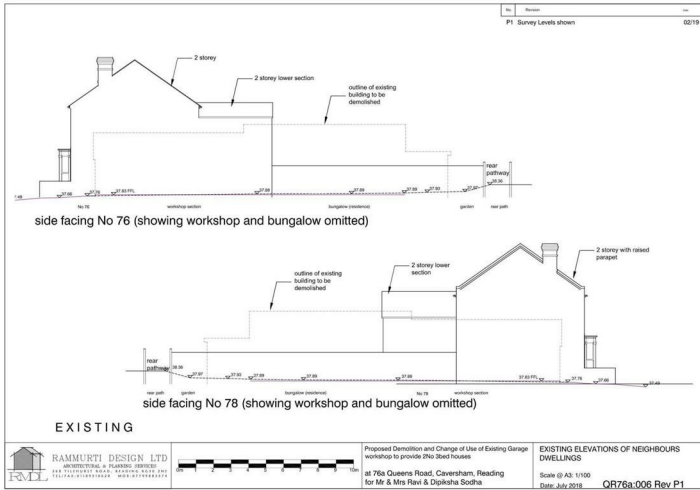
**Chain Free £450,000**

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.

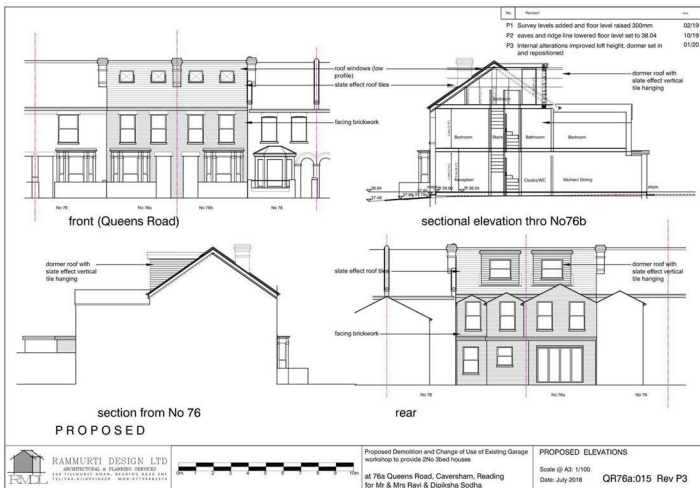
# Queens Road, Reading, Berkshire RG4 8DL

- 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

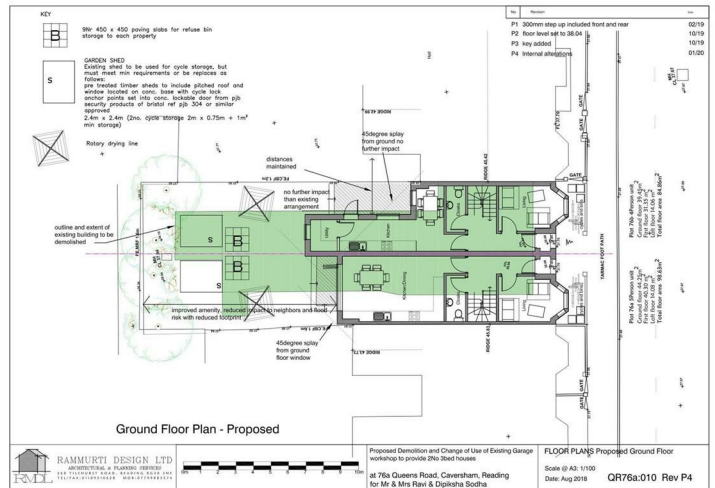
## Existing elevations



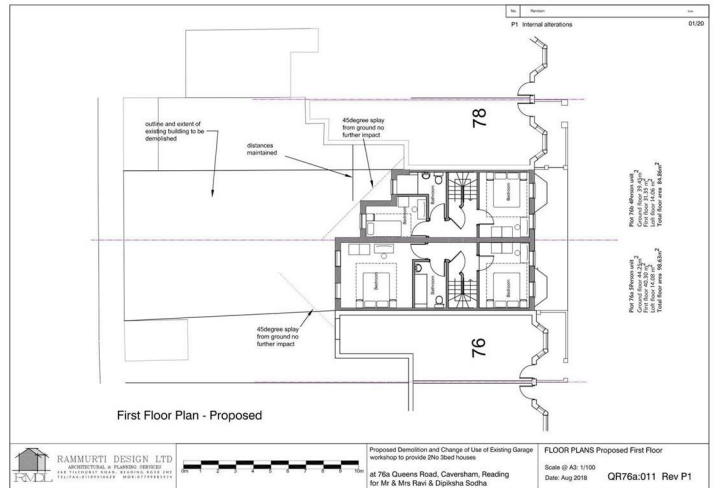
## Proposed elevations



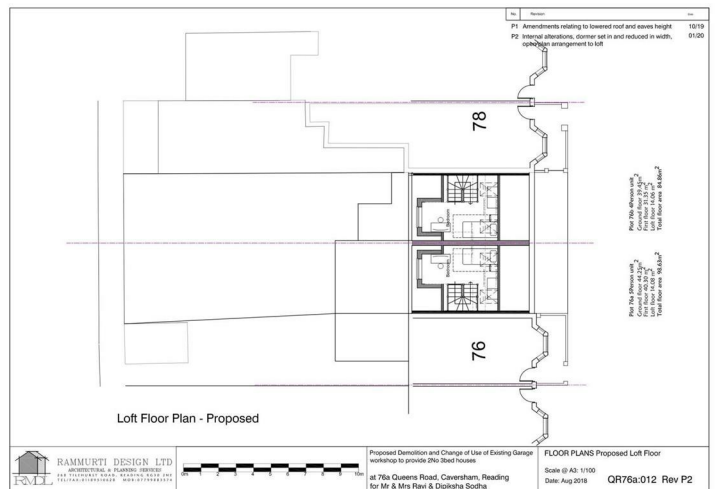
## Proposed plan - Ground floor

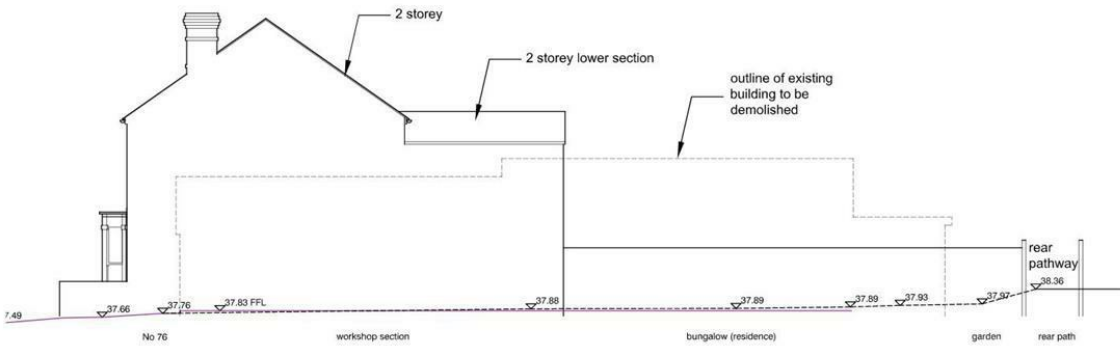


## Proposed plan - First Floor

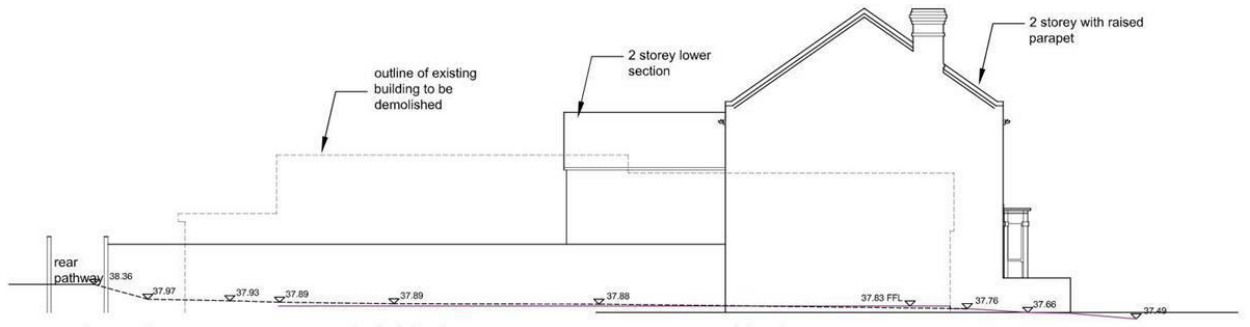


## Proposed plan - Loft





side facing No 76 (showing workshop and bungalow omitted)



side facing No 78 (showing workshop and bungalow omitted)

EXISTING



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

