

# LAMBOURN

Former Social Club

Premises, Upper Lambourn  
Road, RG17 8QD



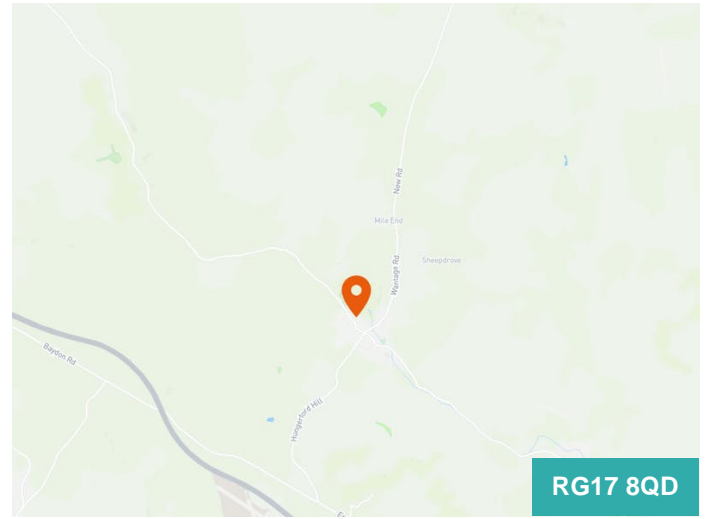
## DEVELOPMENT LAND / EDUCATION / RESIDENTIAL FOR SALE

**0.56 ACRES**

- BEST BIDS 14TH OCTOBER
- Alternative use potential STP (nursery, convenience store or residential)
- Site in an attractive, sought after village
- Freehold available with Vacant Possession
- F2 Planning Use
- Large car park
- Flood Zone 1

**Best Bids Monday 14th October 2024 by 5pm**

**vailwilliams.com**



### Summary

Available Size	0.56 Acres
Price	Offers in excess of £300,000
Rateable Value	£11,500
EPC Rating	Upon enquiry

### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building	4,529	420.76	Available
<b>Total</b>	<b>4,529</b>	<b>420.76</b>	

### Description

The subject property comprises a single story, detached building constructed in the 1960's. The property has brick elevations beneath a pitched, asbestos sheet roof to the main building with double glazed windows. Internally, the unit is arranged as a entrance hall, with two separate halls to either side of the property. There is a bar at the far end with a staff kitchen and w/c facilities.

The majority of the site is used as a car park which is approximately 3ft above the lower part of where the property sits.

### Location

Lambourn is a small village in West Berkshire, lying to the north of the M4 between Swindon and Newbury. Lambourn can be accessed via the M4 at Junction 14, via the A338. The property is located approximately 0.2 miles from the centre of the village and is bounded by residential dwellings to the north and east. The village has a primary school, The Lambourn Centre and Lambourn Sports Club. The area is widely known for its horseracing training, being the largest centre after Newmarket.

### Terms

The property will be sold with Vacant Possession available upon completion of the sale.

### Viewings

A set of open days have been carried out - Property is now Under Offer.

### Planning

There is no recent planning history. The property is not listed and is not located within a Conservation Area. Current use of the property within Use Class F2.

### Method of Sale

The property is offered for sale as a whole by Private Treaty. All offers may be unconditional or conditional (subject to planning).

### AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together and with evidence / proof identifying the source of funds being relied upon to complete the transaction.



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