

**Detached workshop building
after redevelopment**



3D View 1 - East

A detached workshop building
with planning permission to
convert to a 3 bedroom detached dwelling



For identification purposes ONLY
not to be relied upon as fact.

LONG LANE

Electrically operated gates

Access drive from Long Lane

Workshop building with planning
permission to convert to a
3 bedroom residential dwelling



Plot with planning permission
to build a 5 bedroom
detached house



WORKSHOP with planning permission
and plot with planning permission
for a detached 5 bed house
TO BE SOLD TOGETHER - Our vendors will not sell them separately

**Plot with planning permission to build a
5 bedroom detached dwelling**



3D View 1 - South



3D View 2 - North

183 Long Lane - Workshop & Plot • Tilehurst

Workshop with planning permission & New Build plot with planning permission to be sold together

Walking distance to schools, Tilehurst station 1.5 miles, Reading 4.5 miles, M4 (Jn12) 3 miles
(all distances are approximate)

Workshop: 2,378 sq ft including basement / 221 m²
(all measurements are approximate)

New Build: 3,097 sq ft / 288 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 6



Existing Workshop



Lower Ground Floor

Approximate total area⁽¹⁾

2378 ft²

221 m²

Reduced headroom

32 ft²

3 m²

(1) Excluding balconies and terraces

Reduced headroom

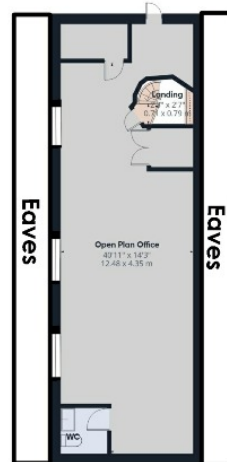
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

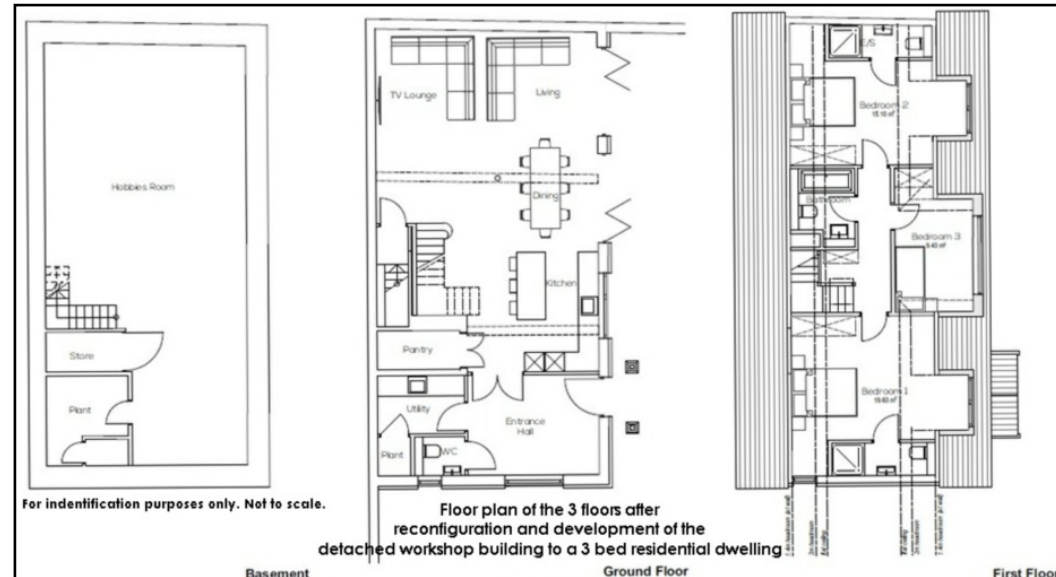
Approximate total area :
2378 sq ft/ 221 sq m



Ground Floor



First Floor



Set in a private and exclusive location. A substantial detached workshop with planning permission to convert into a residential dwelling, creating a 3 bedroom, 3 bathroom (2 en suite) house with parking and garden. Electrically operated gated, main entrance to a private drive.

Viewings strictly by appointment only.

Summary of accommodation of existing building : Arranged on 3 floors, large basement room, ground floor open plan workshop, first floor open plan office, toilet.

Summary of accommodation for the conversion to a residential dwelling :

Ground floor : Entrance hall, kitchen/ living/ dining / sitting room area, utility room, wc, pantry. **Basement :** Large Games room/ Hobby room with store

First floor : Landing, 3 bedrooms, 3 bathrooms (2 en suites),

Gardens : Garden area and parking to the front of the house.

Local facilities: Tilehurst train station offers fast connections to Reading (1 stop) & Paddington, both with the Elizabeth Line. There is an excellent Waitrose nearby, and nearby Pangbourne has a wonderful village centre. Sulham Woods offers excellent walks.

EPC Rating N/A

Schools: There are excellent schooling facilities in the area to include Denefield & Little Heath secondary schools. Long Lane & Downsway Primary schools. Within

easy driving distance are; Pangbourne College, Bradfield College, St Andrew's Preparatory, The Oratory, Cranford School, Queen Anne's, Moulsoford Prep, Reading School, The Abbey and Kendrick.

Post Code: RG31 6YW

Directions: From the direction of Pangbourne on the A329, Reading Road, upon entering Purley turn right at the traffic lights, into Long Lane. Proceed along this road, passing Long Lane Primary School and passing Conifer Drive on the right, next driveway on the left, with sign on fence saying 'private drive'

Tenure: Freehold

General - Workshop :

Oil fired boiler with radiators

Mains water, electricity & drainage. Additional private water supply via a bore hole (as well as mains)

Workshop has a 100A 3phase power supply

Mains and drain water shared with 183 house, a new vendor will need to make a new connection to both in the drive

The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.



New House Plot with planning permission

3,097 sq ft / 288 m²

(all measurements are approximate)

A detached 5 bedroom 3 bathroom building plot with full planning permission to create a stunning family house. Set in a peaceful location with electrically operated gated, main entrance drive.

Summary of accommodation of the new build dwelling: Entrance hall, wc, kitchen/ dining/ living room, Sitting room, double integral garage, parking and gardens

Local facilities: Tilehurst train station offers fast connections to Reading (1 stop) & Paddington, both with the Elizabeth Line. There is an excellent Waitrose nearby, and nearby Pangbourne has a wonderful village centre with many award-winning independent shops, health centre, dentists, hairdressers, excellent restaurants and riverside pubs. Sulham Woods offers excellent walks.

Schools: There are excellent schooling facilities in the area to include Denefield & Little Heath secondary schools. Long Lane & Downsway Primary schools. Within easy driving distance are; Pangbourne College, Bradfield College, St Andrew's Preparatory, The Oratory, Cranford School, Queen Anne's, Moulsoford Prep, Reading School, The Abbey and Kendrick.

Post Code: RG31 6YW

Tenure: Freehold

General:

New build will need connection to services.

The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

EPC Rating N/A

Viewing by arrangement with vendor's agent, Dudley Singleton & Daughter,

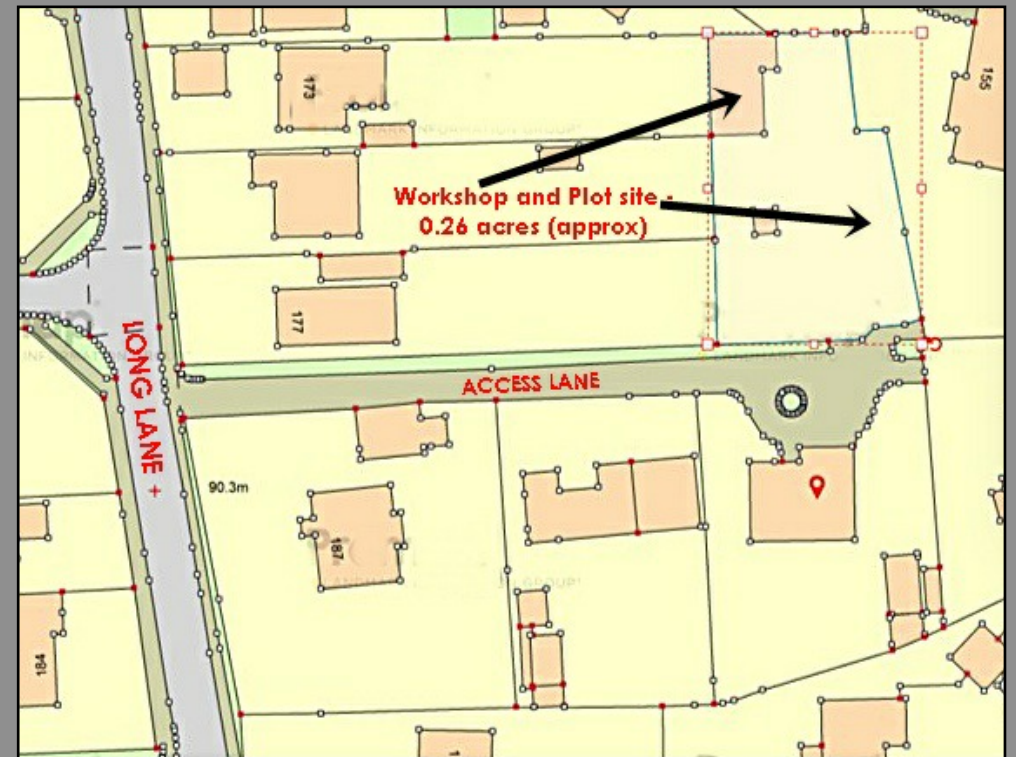
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Viewings strictly by appointment only.



Plot with planning permission to build a 5 bedroom detached dwelling



BUILDING PLOT WITH PLANNING PERMISSION FRONT & REAR ELEVATIONS



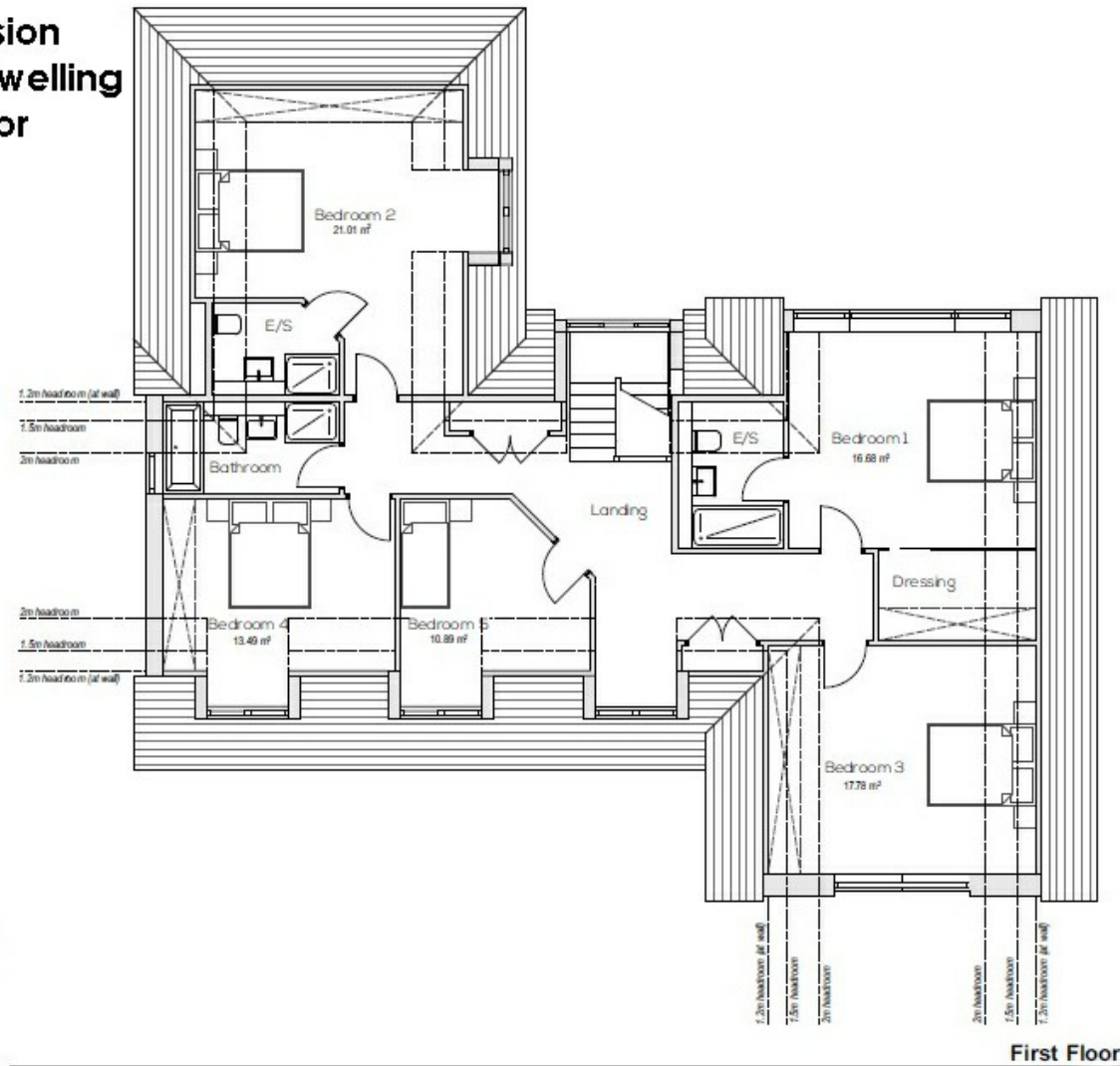
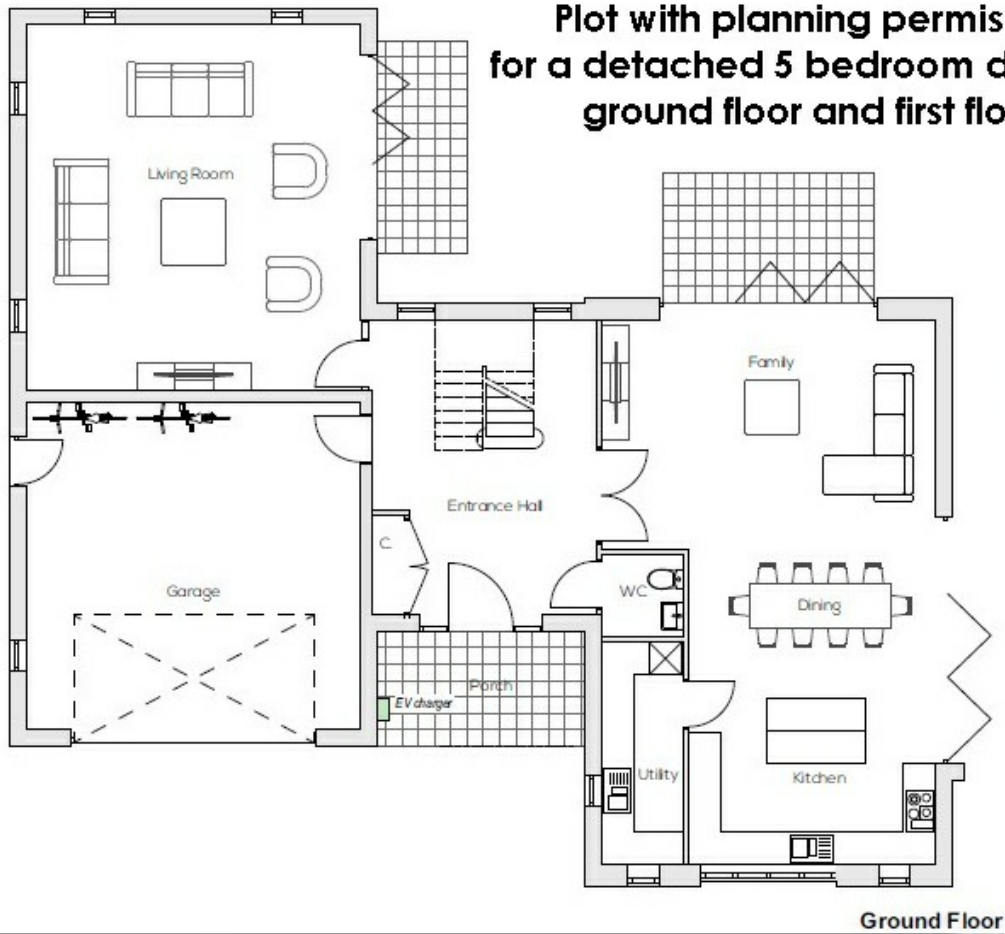
3D View 2 - North

IMPORTANT NOTICE: Dudley Singleton & Daughter for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the vendors. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or surveyor.



**Plot with planning permission
for a detached 5 bedroom dwelling
ground floor and first floor**



For identification purposes only. Not to scale



Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN

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