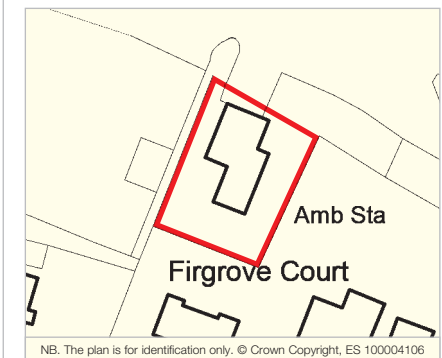


Hungerford St John Ambulance Hall, Station Road, Berkshire RG17 0DY

- A Freehold Site Extending to Approximately 0.05 Hectares (0.13 Acres)
- To be offered with Planning Permission for Demolition of the Existing Hall and Erection of Six Self-Contained Flats (4 x One Beds and 2 x Two Beds)

Vacant Possession

BY ORDER OF ST JOHN
AMBULANCE



NB. The photograph is for identification only.

Tenure

Freehold.

Location

The property is situated adjacent to Hungerford Rail Station. Hungerford town centre offers shopping facilities, restaurants and bars. The nearby A338 provides access to the M4 Motorway (Junction 14). Regular rail services to London Paddington run from Hungerford Station with an approximate journey time of 1 hour 10 minutes. Hungerford Primary School, Hungerford Park and the River Kennet are all nearby.

Description

The property comprises a broadly rectangular site extending to approximately 0.05 hectares (0.13 acres). The site is currently occupied by a detached building, arranged over ground and first floors beneath a roof, which was previously used as a St John Ambulance Hall. The property is to be offered with planning permission for demolition of the existing building and erection of six (4 x one bed and 2 x two bed) self-contained flats.

Accommodation

The property was not internally inspected by Allsop. The information below was provided by the Joint Auctioneer. We understand that the property provides:

Existing Building

Ground Floor – Garage

First Floor – Office, Meeting Room, Kitchen, Female and Male WCs

Site Area Approximately 0.05 Hectares (0.13 Acres)

Planning

Local Planning Authority: West Berkshire Council.

Tel: 01635 519111.

Planning consent (Ref: 13/02436/FULD) was granted on 30th July 2014 for demolition of existing hall and erection of six flats (4 x one bed and 2 x two bed) plus parking, access and landscaping.

To View

Please call the Joint Auctioneer.

Joint Auctioneer

Knight Frank (Ref: JC).

Tel: 01789 269853.

Email: james.coker@knightfrank.com

Seller's Solicitor

Downs Solicitors (Ref: CW).

Tel: 01306 880110.

Email: c.walton@downslaw.co.uk

**VACANT –
Freehold Building and Site with
Planning Permission**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.