



HASLAM S

CHARTERED SURVEYORS

NEW INSTRUCTION

FOR SALE



ST BIRINUS CHURCH

Langley Hill Calcot Reading RG31 4XR

TYPE	CHURCH HALL AND TWO BEDROOM FLAT
TENURE	FREEHOLD/LONG LEASEHOLD
SIZE	3,558 SQ FT (330.58 SQ M)
SITE AREA	0.089 HECTARES (0.22 ACRES)
OFFERS IN EXCESS OF	£700,000

KEY POINTS

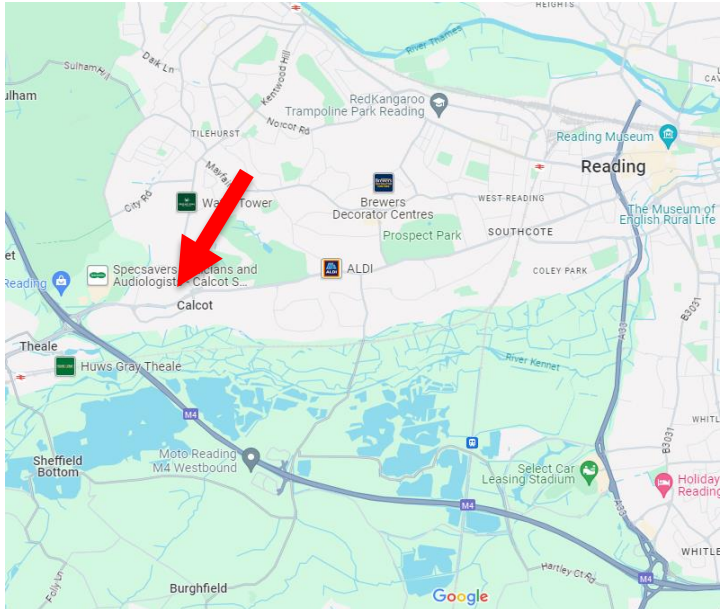
- > Currently used as a Place of worship
- > Self contained site
- > Freehold available with vacant possession
- > Close to many local amenities and J12 of M4
- > 10 car parking spaces
- > Large self contained 2 bedroom flat
- > Unconditional bids sought

T: 0118 921 1515 W: [haslams.co.uk](https://www.haslams.co.uk)



Location

The property is within easy walking distance of local amenities including shops, restaurants, a co-operative convenience store and a post office. Reading town centre with its multiple facilities and mainline railway station is situated approximately 3 miles to the west. Junction 12 of the M4 Motorway is situated 1 mile to the east and provides excellent access to the national road network. There is also a regular bus route servicing the local area.



Description

The property fronts St Birinus Road and comprises a two storey church hall, classroom, a reception area to the front, WCs, offices on first floor and a kitchen. There is significant additional storage on site as well as ample car parking spaces.

The flat is situated on the first floor and forms part of the detached two storey building within the grounds. The flat itself is configured to provide an open plan kitchen/dining room/living room, 2 bedrooms and a bathroom. Please note that the ground floor of this building which operates as a children pre-school does not form part of the property being offered for sale

Specification

The property benefits from the following amenities;

- Reception
- Office
- Kitchen
- Church Hall of 1,621 sq. ft.
- Male & female WC's
- 10 car parking spaces
- Heating and lighting
- 2 bedroom flat fitted to good standard

Tenure

The property's freehold interest is held under Registered Title No.BK426405. The Church Hall will be sold on a freehold basis, the two bedroom flat will be sold on a long leasehold basis.

Accommodation

We understand the gross internal area are as follows:-

Description	sq ft	sq m
Main Church Hall	1,621	150.58
Offices above	230	21.34
Medical Room	87	8.13
Classroom	787	73.14
Kitchen	50	4.69
Total	2,775	257.88
2 bedroom flat	783	72.7

Terms

The freehold is available for sale. We are seeking unconditional (subject to contract only) offers in excess of £700,000.

Services

We are advised that mains electricity, gas, water and drainage services are connected to the property. However, prospective purchasers are advised to make their own independent enquiries of the individual authorities to verify the capacity and availability of such services.



Tom Holwell

0118 921 1533
07879 600065

tomholwell@haslams.co.uk



Georgia Fearn

0118 921 1513
07512 333297

georgiafearn@haslams.co.uk

Disposal

The site is offered for sale by way of informal, non-binding tender with the vendor reserving the right not to accept the highest or any offer and also reserving the right to withdraw the site from sale or to vary the method of sale at any time without notice. In the event that a number of competitive offers are received, the vendor reserves the right to request 'best and final' offers from selected parties.

Offers are sought for the freehold interest on an unconditional (Subject to Contract only) basis. All offers must be made in writing in sealed envelopes, for a fixed sum and received by the offer deadline.

If an unconditional offer is accepted, completion is to take place within four weeks of exchange of contracts with 10% payable on exchange and the full balance of the purchase price payable immediately upon completion of the sale.

All offers should state whether they are submitted with or without Board approval and whether they are dependent on Bank or similar finance being available with confirmation or proof of funding.

Written offers for the property are invited by 12 Noon Thursday 6th June 2024

All offers should be marked "St Birinus Church, Calcot - Offer to Purchase" and addressed to:
Mr Tom Holwell, Haslams Surveyors LLP,
tomholwell@haslams.co.uk

Legal Costs and VAT

Each party to bear their own legal costs.

This property is not elected for VAT.

Viewing And All Other Enquires

All enquiries should be directed to the vendor's sole agent:

Haslams Surveyors LLP
Apex
Forbury Road
Reading
RG1 1AX

Viewings of the property will be strictly by appointment only.

Block Viewings of the property will take place on the following days (No appointment necessary during these times):

Wednesday 8th May 2024 at 10.00am
Wednesday 15th May 2024 at 10.00am
Wednesday 22nd May 2024 at 10.00am
Wednesday 29th May 2024 at 10.00am
Wednesday 5th June 2024 at 10.00am

Access onto the property for car parking during viewings will be available via its entrance from Empress Road.

Please note that parties must not enter the property outside the block viewing times without our prior authority and any inspection of the site is at the prospective purchaser's risk.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

St Birinus Church

Langley Hill Calcot Reading RG31 4XR

