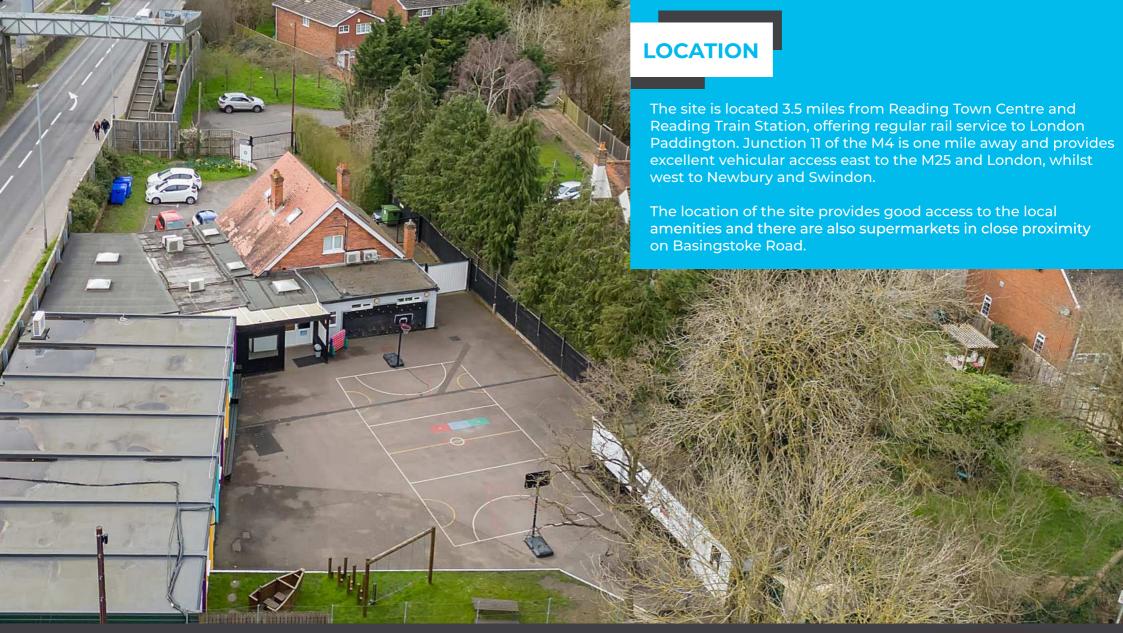


- 0.35 ACRE SITE OFFERING APPROX. 5,100 SQ.FT. INTERNAL AREA
- CURRENTLY UTILISED AS A PRIMARY SCHOOL F1 (FORMERLY D1) USE
- IDEAL FOR CONTINUED EDUCATIONAL / FAITH USES
- CLEAR DEVELOPMENT POTENTIAL SEE CONCEPT ON LAST PAGE PLANNING APPRAISAL IS AVAILABLE ON REQUEST
- LOCATED WITHIN AN ESTABLISHED RESIDENTIAL CATCHMENT WITH FANTASTIC ACCESS TO THE MAJOR ROAD NETWORK AND LOCAL AMENITIES
- MAY ALSO BE SUITABLE FOR A RANGE OF ALTERNATIVE USES INCLUDING COMMUNITY, MEDICAL, NURSERY ETC. - SUBJECT TO OBTAINING THE NECESSARY CONSENTS
- LOCATED WITH GOOD ACCESS TO SHINFIELD STUDIOS LARGEST NEW FILM AND TV STUDIOS THROUGHOUT THE UK







FORMER PRIMARY SCHOOL WITH CLEAR DEVELOPMENT POTENTIAL





FORMER PRIMARY SCHOOL WITH CLEAR DEVELOPMENT POTENTIAL





FORMER PRIMARY SCHOOL WITH CLEAR DEVELOPMENT POTENTIAL





PLANNING & DEVELOPMENT POTENTIAL

The consented use of the property is F1 (D1-NonResidential Institutions) and would be ideal for continued use for Education / Place of Worship.

The site offers clear development potential which we have had a feasibility scheme drawn up for available on request.

ACCOMMODATION

Approx. 5,100 sq.ft. internal area on a 0.35 acre plot.

TENURE

The property is available by way of freehold and is available with the benefit of vacant possession.

SERVICES

We have been advised that mains water, electricity, gas and drainage are available - these have not been tested by the agents. It is recommended that purchasers' and their advisors' make the necessary enquiries for verification.

VAT

VAT will be payable on the purchase price.

FURTHER INFORMATION

Copies of floorplans and land registry title documents are available upon request.

METHOD OF SALE

Unconditional offers are invited in excess of £775,000 for the unencumbered freehold interest with vacant possession.

The Vendor is a registered Charitable Organisation.

MISREPRESENTATION CLAUSE:

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein are not guaranteed and are for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves of their accuracy. Alex Martin Commercial Ltd and Haslams Surveyors LLP, nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Prices and rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the condition of such equipment for their requirements. March 2024.



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