

VACANT POSSESSION OF WHOLE AVAILABLE WITH 9 MONTHS NOTICE



HARE HATCH GRANGE

Bath Road Hare Hatch Berkshire RG10 9SA

TYPE	OFFICE BUILDING WITH CONVERSION / CHANGE OF USE / DEVELOPMENT POTENTIAL (STP)
TENURE	FREEHOLD
SIZE (GIA)	10,487 SQ FT (973.44 SQ M)
OFFERS IN EXCESS OF	£2,950,000

 **YouTube** [VIRTUAL TOUR
VIEWABLE HERE](#)

KEY POINTS

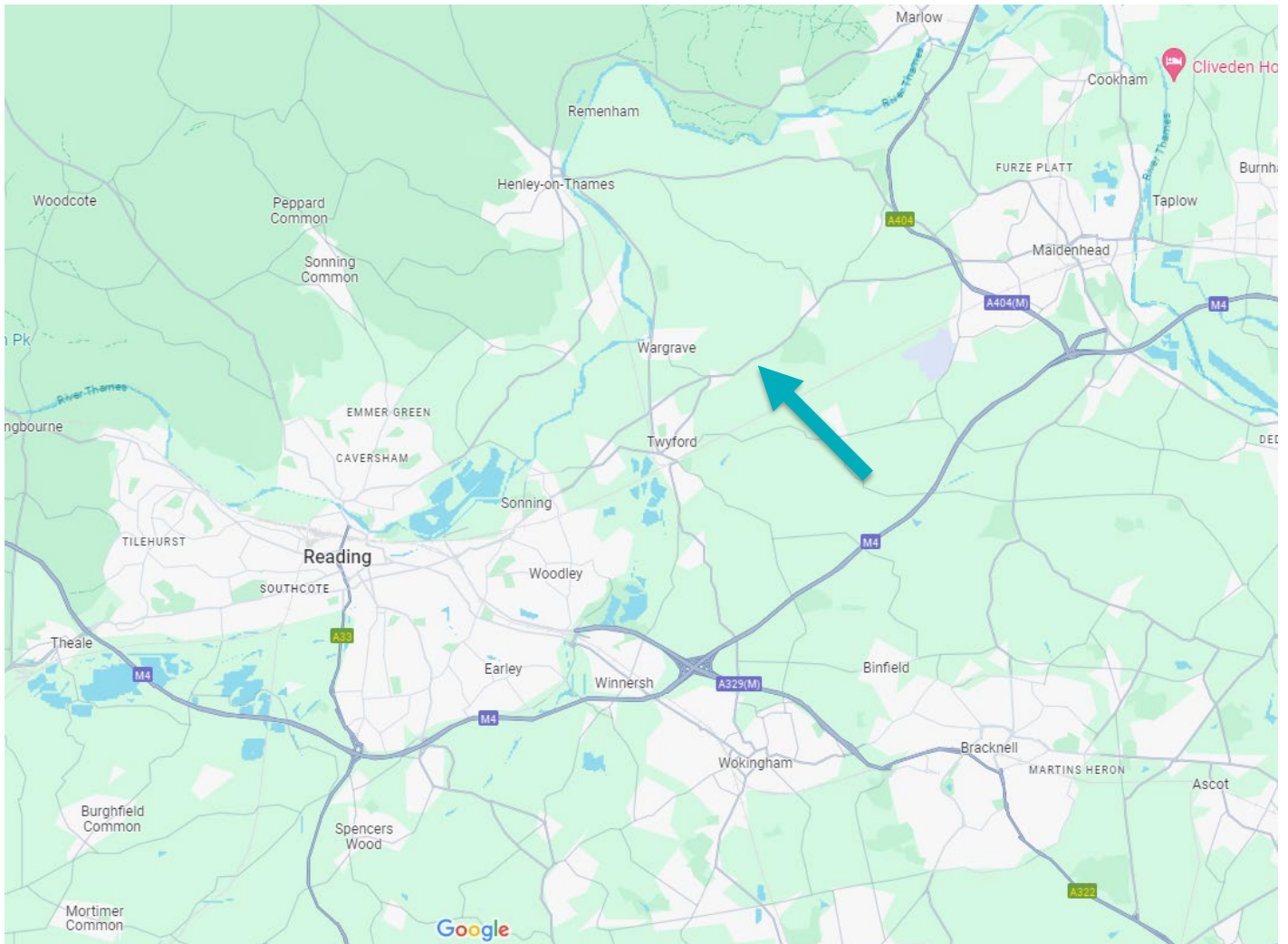
- > Impressive Grade II Listed Georgian property set within 4.13 acres of landscaped grounds
- > Currently partially income producing - £36,226 pax
- > Lease subject to 9-month mutual (landlord & tenant) break notice
- > Currently office use - would suit HQ or multi let/serviced
- > Change of use potential (STP) to include residential, school, day nursery, medical, hotel, events / wedding venue etc.
- > Within a short drive of the A404M which provides access to the M4, A4, M25 and Heathrow Airport
- > Offers invited on an unconditional and subject to planning basis
- > Ample parking to the front of the property

Location

Hare Hatch Grange enjoys a prime location along the A4 Bath Road, conveniently nestled between Maidenhead and Reading being 5.9 miles & 7.6 miles away respectively. The nearby A404M ensures swift connections to key transportation hubs including the M25 motorway, M4 motorway, and Heathrow Airport. Additionally, the A404 grants easy access to the M40.

Twyford, situated less than 2 miles away, boasts a variety of local shops, amenities, and a mainline rail service to London Paddington. Just over a mile from the property lies the charming village of Wargrave, offering quaint cafes, pubs and restaurants.

We would refer you to the location plan below for further information.



Plan for information purposes only. Not To Scale

Hare Hatch Grange, Bath Road, Hare Hatch, Berkshire, RG10 9SA

What3Words///acids.stoops.masters

Description



A copy of an Ordnance Survey Extract Plan accompanying these particulars of sale shows the approximate boundaries of the property edged in red.

Hare Hatch Grange is a refined property, designated Grade II, spanning approximately 10,487 sq ft (GIA), nestled within 4.13 acres of landscaped grounds, offering ample on-site parking. Presently utilised as offices, the property holds potential for various alternative uses (Subject to Planning Permission).

The primary building encompasses ground, first, and second floors, accompanied by a modest basement. Additionally, there is a self-contained Victorian Wing extension to the east and a standalone Stable Block. Constructed primarily of red brick under pitched tile roofs, except for the lead flat roof of the Victorian extension to the west. It provides office accommodation throughout of approximately 782.25 sq m (8,420 sq ft) (NIA) or 974.24 sq m (10,487 sq ft) (GIA).

The entirety of the property is finished to a high standard, and benefits from many original features in-keeping with the property's history.

We would refer you to the photographs of the property within these particulars of sale for further information.



Tenure

The property is available freehold subject to an effective FRI lease (extended by way of a Deed Variation) on the Victorian Wing which is let outside the Landlord and Tenant Act 1954 from 31st October 2019 until 30th October 2029. The lease via a Deed of Variation is subject to a break which can be invoked by either party after 31st October 2021 giving not less than **nine months** written notice at any time. The lease generates a rental income of £36,126 per annum exclusive and the landlord collects a service charge from the tenant for upkeep of common parts and grounds in accordance with the principals of good estate management. The lease provides for a rent deposit of £12,945.15.

Rating

The following Rateable Values for the property are as follows:-

Stable Block (Unit 1)	£40,750
Victorian Wing Grd Flr (Unit 2)	£22,000
Victorian Wing 1 st Flr (Unit 2)	£16,000
Main Building 1 st Flr (Unit 3)	£29,000
Main Building 2 nd Flr (Unit 3)	£11,250
Main Building (Unit 4)	£25,250
Main Building (Unit 5)	£10,750



Services

We are advised that mains electricity, water and drainage services are available at the property. Oil fired heating is also provided on site. Broadband is available at the property. Prospective purchasers are advised to make their own independent enquiries of the individual authorities to verify the capacity and availability of such services.

Planning

The Grade II Listed property has been in office use for many years. No recent planning applications have been submitted for the development of the property.

Any planning related queries should be directed to the Local Planning Authority:

Wokingham Borough Council
Shute End
Wokingham
Berkshire RG40 1BN

Telephone: 0118 972 6000
Web: www.wokingham.gov.uk

Accommodation

Description	NIA SIZE		Description	GIA SIZE	
	sq ft	sq m		sq ft	sq m
Main House GF	1,752	162.77	Ground Floor	5,039	468.21
Main House 1 st	1,535	142.56	1 st Floor	4,253	395.12
Main House 2 nd	908	84.37	2 nd Floor	1,185	110.11
Victorian Wing GF	1,063	98.79	Total	10,478	973.44
Victorian Wing 1 st	1,079	100.28			
Stable Block GF	1,052	97.77			
Stable Block 1 st	1,030	95.71			
Total	8,420	782.25			

VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price.. Albeit we believe the ale can be dealt with by way of a Transfer of a Going Concern (TOGC). Prospective purchasers should seek their own advice in this regard.

Anti-Money Laundering Regulations

As a prerequisite to any sale in accordance with Anti Money Laundering regulations, Haslams Surveyors LLP will undertake ID checks for all successful purchasers.

Energy Performance Asset Ratings

Stable Block (Unit 1)	C:52
Victorian Wing (Unit 2)	E:103
Main Building (Unit 3a)	D:94
Main Building (Unit 3b)	E:118
Main Building (Unit 4)	E:123
Main Building (Unit 5)	E:107
Reception & Circulation Areas	F:150

Legal Costs

Each party to bear their own legal costs.

Terms

The property's freehold interest is offered for sale at **£2,950,000**. The vendor reserving the right not to accept the highest or any offer and withdraw the property from sale or to vary the method of sale at any time without notice.

Whilst there is a preference for unconditional offers, conditional i.e. subject to planning offers will also be considered.

Technical Information Pack

A copy of the Information Pack is available to interested parties upon request.

The Information Pack includes:

1. Land Registry Freehold Title and Title Plan
2. Plans
3. Lease, Deed of Variation, Deposit Deed
4. EPC's
5. Historic England Listing Status
6. Photographs & Virtual Tour

Viewing And All Other Enquiries

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

Haslams Surveyors LLP
Apex
Forbury Road
Reading
Berkshire
RG1 1AX

Telephone: 0118 921 1515 (Switchboard)

Email: neilseager@haslams.co.uk or georgiafearn@haslams.co.uk

Viewings of the property are strictly by appointment only.

Access onto the property during viewings will be available via Bath Road.

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

Misrepresentation Act 1967 – Haslams give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars are to be relied on as statements or representations of fact; intending parties must satisfy themselves as to the correctness of each of these statements.
3. Haslams and their clients have no authority to make or give any representation or warranty in relation to the property.

Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 – These details are believed to be correct as at June 2024 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

Particulars Printed June 2024



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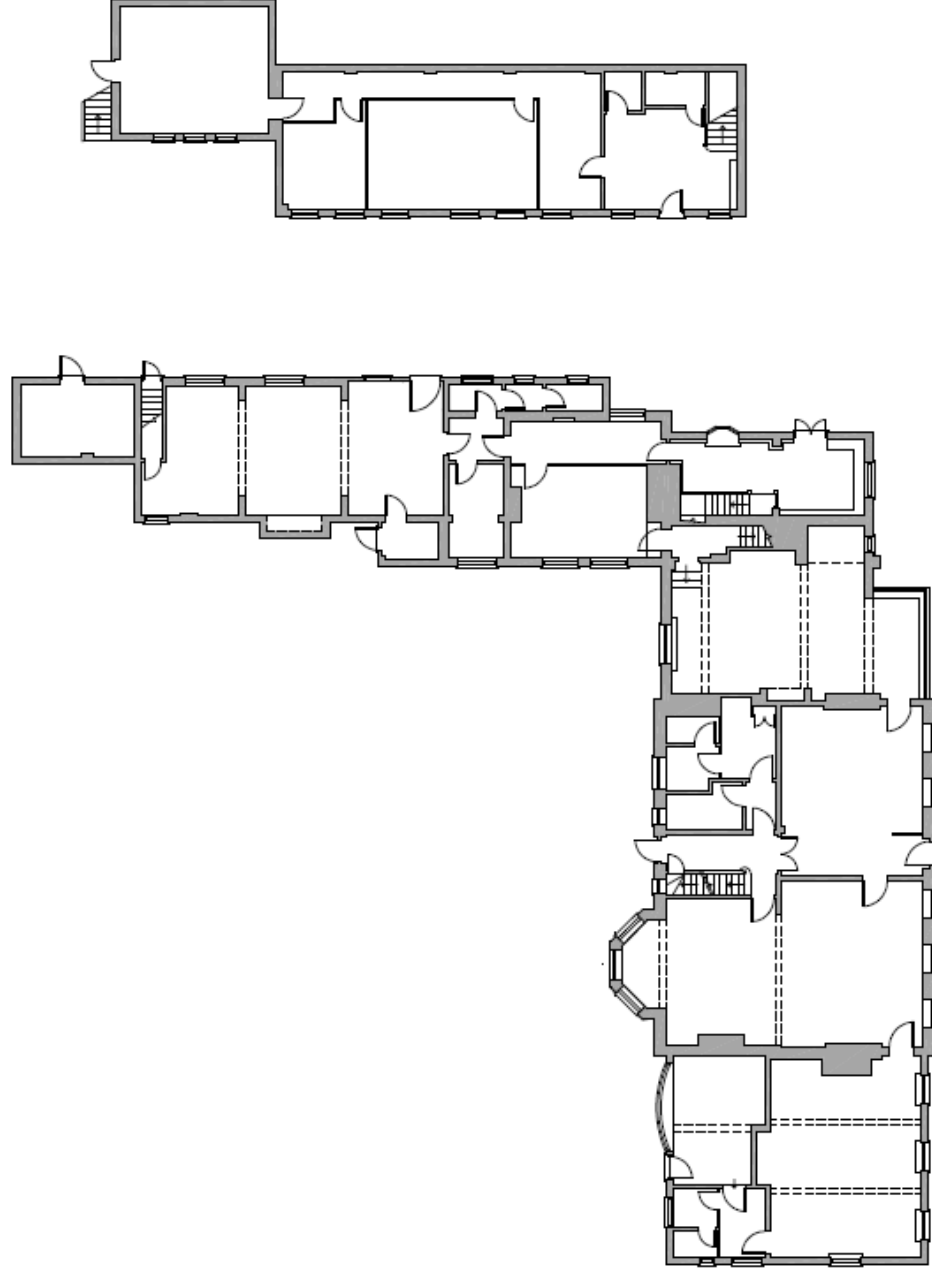
HASLAM'S
CHARTERED SURVEYORS

Hare Hatch Grange, Bath Road, Hare Hatch, Reading, RG10 9SA



Plotted Scale - 1:1,250

Plan For Indicative Purposes Only. Not to Scale.



Ground Floor Plan

Rev. E The Arch Model
Rev. A Draft Site Index

15/04/22
15/04/22
EXISTING PLANS FOR
HARE HATCH GRANDE BATH RD
HARE HATCH TWYFORD BEAMS

For :
Mrs. L. Pearson-Bishop

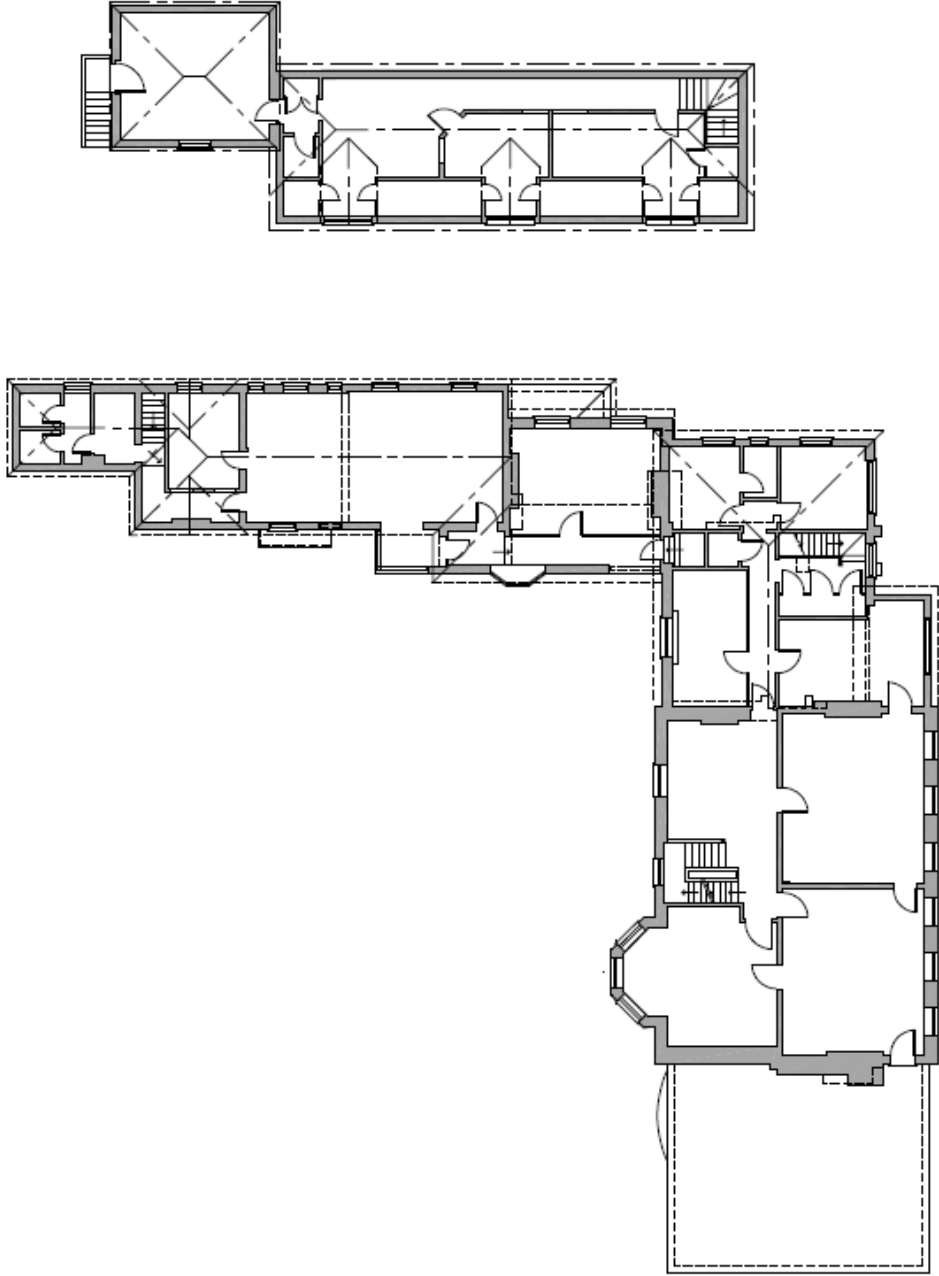
AS EXISTING
Ground Floor Plan

SCALE: DATE REF:

1 : 100 APR. 2022 06-63-208

BOWEN EVANS
CONSULTANCY
ARCHITECTS - PLANNERS
CONSULTANTS
MARLOW BUCKS SLT 1 HW
TEL 01628 487717





First Floor Plan

Rev C: This floor finished
Rev B: Check notes and schedule finished
Rev A: Internal layout updated

10/04/22
5/10/22
8/10/19

EXISTING PLANS FOR
HARE HATCH GRANGE BATH RD
HARE HATCH TWIFORD BERKS

For :
MRS. L. Pearson-Bishop

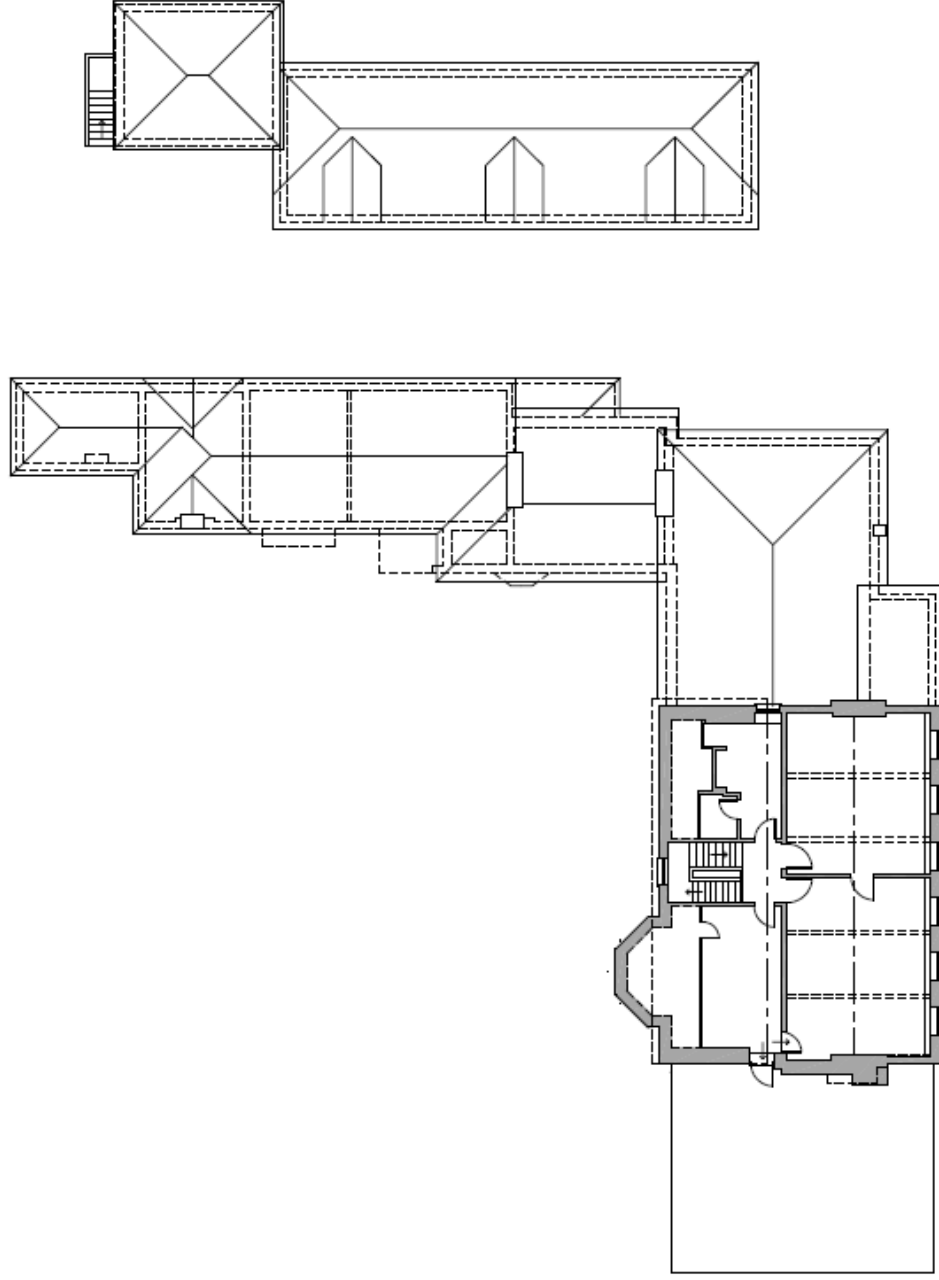
AS EXISTING

First Floor Plan

SCALE	DATE	REF.
1 : 100	APR. 22	06-63-241

BOWEN EVANS
CONSULTANCY
ARCHITECTS - PLANNERS
100-102 ST. MARKS STREET
MARLOW BUCKS SL7 1AW
TEL: 01493 407717





Second Floor Plan

Rev B TBM Risk Update 10/04/22
Rev A Client's New Layout 5/10/22

EXISTING PLANS FOR
HARE HATCH GRANGE BATH RD
HARE HATCH TWYFORD BEAMS

For :
Mrs. L. Pearson-Bishop

AS EXISTING
Second Floor Plan

SCALE: DATE REF:

1 : 100 APRIL 2022 06-63-22B

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100, MARKET STREET
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