

FREEHOLD FOR SALE

FORMER LIBRARY PREMISES (WHITLEY LIBRARY)

**NORTHUMBERLAND AVENUE
READING, BERKSHIRE RG2 7PX**



**ATTRACTIVE LISTED BUILDING WITH POTENTIAL FOR CONVERSION
TO RESIDENTIAL USE**

**WE ARE INSTRUCTED TO INVITE BEST OFFERS BY
5.00 P.M. ON THURSDAY 19 DECEMBER 2019**

OFFERS INVITED

- **Building with potential for conversion to 3 units (subject to obtaining planning consent).**
- **Attractive Locally Listed Building apparently dating from 1935.**
- **Favourable Pre-Application decision for change of use to Residential.**

LOCATION

The property is located in Whitley Wood approximately 1 mile south of Reading Town Centre. The building is in a predominantly residential location, although conveniently situated close to a busy local shopping parade. There is therefore a reasonable range of local amenities and all usual facilities to include a railway station are located in Reading town centre. A location plan is attached.

An Ordnance Survey extract is attached showing the position of the site.

DESCRIPTION

The property is an attractive single storey building apparently dating from about 1935. The building is essentially of traditional brick construction under part pitched and tiled roof slopes and part flat roof formations.

The building is currently arranged for its original use as a library building providing an entrance lobby, office, WC facilities and 2 former library areas and a store.

The extent of the Freehold library site is defined verged red on the attached Ordnance Survey extract and there is also an additional area marked blue, which will be included within the sale but is currently subject to a Licence Agreement. It is envisaged that this additional area will provide parking for the property when converted.

ACCOMMODATION

Plans of the property as existing and also if converted are attached.

Outlined below are the approximate areas of the various sections of the building, which are for guidance only and should not be relied upon.

	<u>m²</u>	<u>ft²</u>
Entrance Lobby		
Office	8.24	88
Kitchen and WC Facilities		
Library Room 1	81.35	875
Library Room 2	40.59	436
Store	8.69	93
TOTAL	138.82	1,492

Outside

The property is situated on an irregular shaped site defined verged red on the attached Ordnance Survey extract. As indicated above, an additional triangular area will also be made available at a future date.

In total the site extends to about 0.31 acres.

SERVICES

We are advised that mains electricity, gas, water and drainage are connected to the property

BUSINESS RATES

We are informed that the current Rateable Value is £8,900.

TENURE

The property is to be sold Freehold with vacant possession.

VAT

It is understood that VAT will not be payable on this transaction.

PLANNING

The property is situated within Reading Borough for planning purposes.

Our clients have submitted a pre-application for the change of use of the existing building as a Library (D1) to Residential Use. The application is for 3 No. 1-bedroomed units and has been favourably received by Reading Borough Council. This is subject to a TPO Plan. A plan submitted with the pre-application showing the proposed conversion of the building is attached.

PRICE

Offers invited. Offers must be submitted by the bid deadline date of 5.00 p.m. on Thursday 19 December 2019. Bids must include details of the proposal, evidence of a delivery track record, funding details and purchaser profile.

If you are also considering submitting an offer as a voluntary sector or community organisation, then the necessary Third Sector bid documentation can be obtained from Reading Voluntary Action by emailing info@rva.org.uk.

ADDITIONAL INFORMATION

In addition to the information provided above, listed below are related documentation, which can be accessed by referral to the Dunster and Morton website. The additional documents are as follows:-

- Pre-Application Response
- Local Listing Document
- TPO Plan
- Asbestos Report
- Plan showing additional land to be included currently subject to a Licence

VIEWINGS

Viewing strictly by appointment through the sole agents.

Block viewings of the property will take place on the following days between 10.00 a.m. and 11.30 a.m.:-

Tuesday 12 November 2019
Wednesday 20 November 2019
Thursday 5 December 2019
Thursday 12 December 2019

Please note the parties must not enter the site other than on the designated days and any inspection of the site is at the prospective purchaser's risk.

All offers should be marked 'Whitley Library, Reading – Offer to Purchase' and addressed to:-



Dunster & Morton LLP
6 Southern Court
South Street
Reading
Berkshire
RG1 4QS

Tel: 0118 955 1700
Fax: 0118 955 1725

John Fry, FRICS

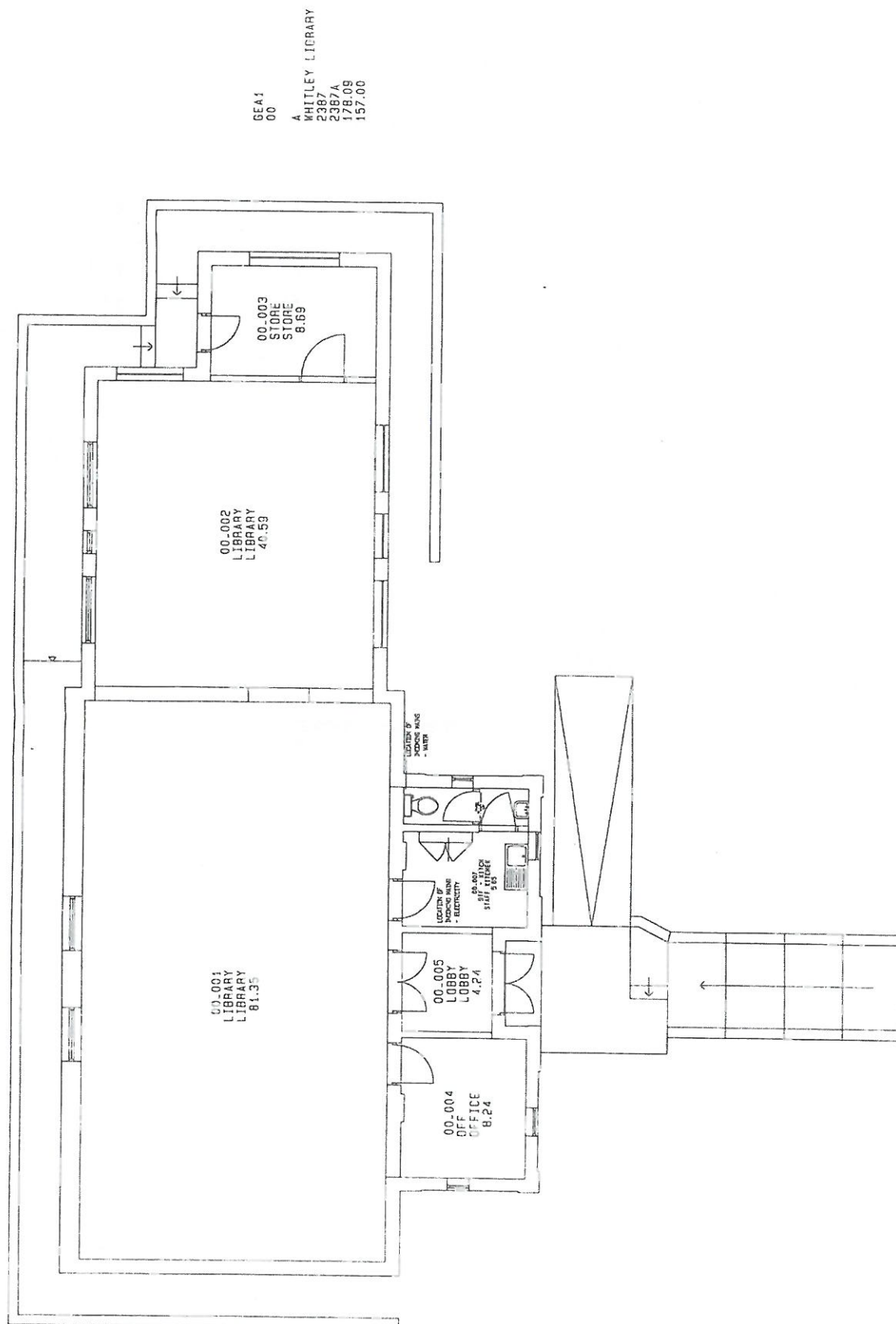
johnfry@dunsterandmorton.co.uk

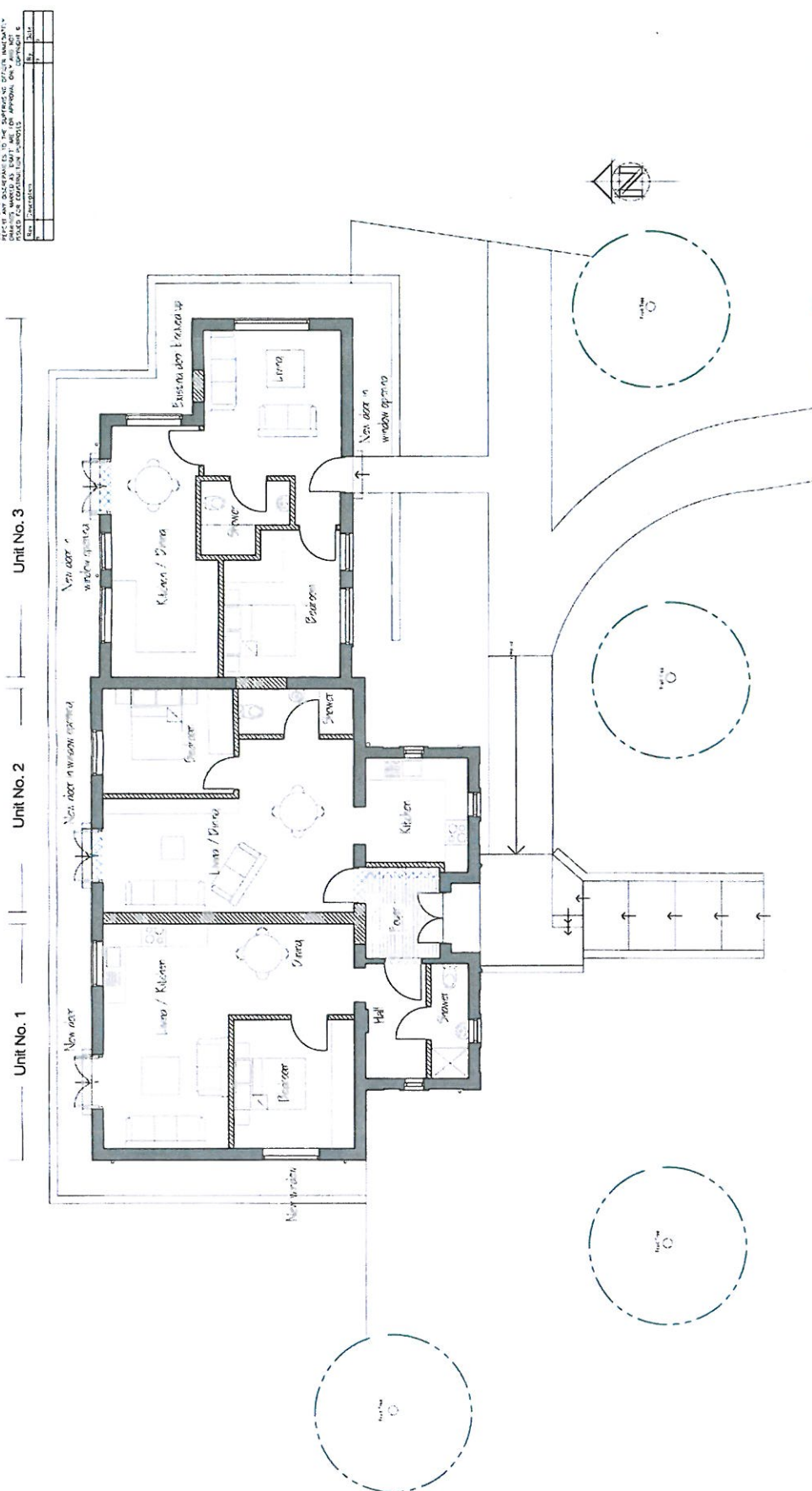
Energy Performance Certificate

Energy Performance Certificate		HM Government
Non-Domestic Building		
Reading Borough Council Whitby Library, Northumberland Avenue READING RG2 7PX	Certificate Reference Number: 0370-0631-6849-1521-4002	
<p>This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document <i>Energy Performance Certificates for the construction, sale and let of non-dwellings</i> available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.</p>		
Energy Performance Asset Rating		
<p>More energy efficient</p> <p>A+</p> <p>A 0-25</p> <p>B 26-50</p> <p>C 51-75</p> <p>D 76-100</p> <p>E 101-125</p> <p>F 126-150</p> <p>G Over 150</p> <p>Less energy efficient</p>		
<p>77 This is how energy efficient the building is.</p>		
Technical Information		Benchmarks
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:
Building environment:	Heating and Natural Ventilation	26 If newly built
Total useful floor area (m ²):	154	75 If typical of the existing stock
Assessment Level:	3	
Building emission rate (kgCO ₂ /m ² per year):	85.64	
Primary energy use (kWh/m ² per year):	551.46	

Location Plan





[illegible]

Floor areas for the 3 unit flats:

- Unit No. 1 - 48.9 sqm
- Unit No. 2 - 48.6 sqm
- Unit No. 3 - 49.9 sqm

1:100 scale Bar

1:100 scale Bar
This Drawing has been produced for printing onto A3 size paper.



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Reading Borough Council

Whitley Library, Northumberland
Avenue, Reading RG2 7PX

PROPOSED FLOOR PLAN

LOCAL TIME	DAY OF WEEK	DATE
00:00	THURSDAY	10/10/2016

3576/211

3576/211