

For Sale

Former Pub & Adjoining House
Prominent Roadside Location On Bath Road (A4)



DRAKE
& COMPANY
020 7495 7500

PROPERTY CONSULTANTS

Former Murdochs, 64 Old Bath Road, Calcot, READING, RG31 7QJ &
2 Langley Hill, Calcot, READING, RG31 4QU

LOCATION

Calcot is a suburb west of Reading in Berkshire and is situated along the A4 Bath Road between the old hamlet of Horncastle and Junction 12 of the M4 motorway.

This site is located in a prominent position with frontage to the A4 Bath Road.

PROPERTY

A former public house with adjoining house occupying a site providing:

Former Murdochs	0.42 Acre
2 Langley Hill	0.10 Acre
Total	0.52 Acre

DEVELOPMENT OPPORTUNITY

In our view this is an excellent development opportunity and the site is suitable for both commercial and residential development.

Our client has received positive Pre-application advice from the Local Authority and further information is available on request.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

TERMS

We are instructed to invite unconditional OIRO £1.3M, excluding VAT, for the benefit of our client's freehold interest with vacant possession.

Alternatively our client may be prepared to consider selling the plots individually and further information is available on request.



VIEWING

For further information or an appointment to view contact sole agents:

Warren Drake - 020 7495 7500

warren@drakeproperty.co.uk

drakeproperty.co.uk

180 Piccadilly, London, W1J 9HF

Misrepresentation Act 1967

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