



Chartered Surveyors &
Commercial Property Consultants

**FORMER SCOUT HUT
WITH PLANNING PERMISSION FOR A HOUSE**

FOR SALE / TO LET

**BATTERY END, NEWBURY
WEST BERKSHIRE, RG14 6NX**

CURRENT BUILDING SIZE 2,799 SQ FT



WOULD SUIT ALTERNATIVE USES

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The property is situated on Battery End, a cul-de-sac within Wash Common, Newbury

DESCRIPTION

The property consists of a timber framed scout hut which includes toilets and kitchen. Full planning permission was granted for a 4 bedroom family house. The planning consent, can be inspected via West Berkshire Councils planning portal ref number 24/00674/FULD.

Alternative uses subject to planning could include a new HQ facility plus workshop / storage on the entire ground floor with 2 floors of Offices on the first and within the Pitched roof.

Key Features

Planning Permission 24/00674/FUL

Planning Permission For A Four Bedroom Detached House

Vendor's Team Can Build c£400,000-£500,000

Wash Common Area

Views Over Wash Common Playing Field

End of Cul-de-sac

Off Road Parking

Rare Opportunity to Design Your New Home Interior

1.9 miles To Newbury Train Station

ACCOMMODATION

We have been provided the following measurements of the existing building

	Sq. M.	Sq. Ft.
Total	260.03	2,799

RATING ASSESSMENT

Rateable Value £3,450 Rates Payable £1,721.55

For those that qualify for small business rates relief no rates will be payable.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of TBA and a score of TBA.

PROPOSAL

Offers are sought in the region of £425,000 (Four Hundred and Twenty Five Thousand Pounds) for the freehold

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The property is available to lease at a rent of £20,000 per annum exclusive.

VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

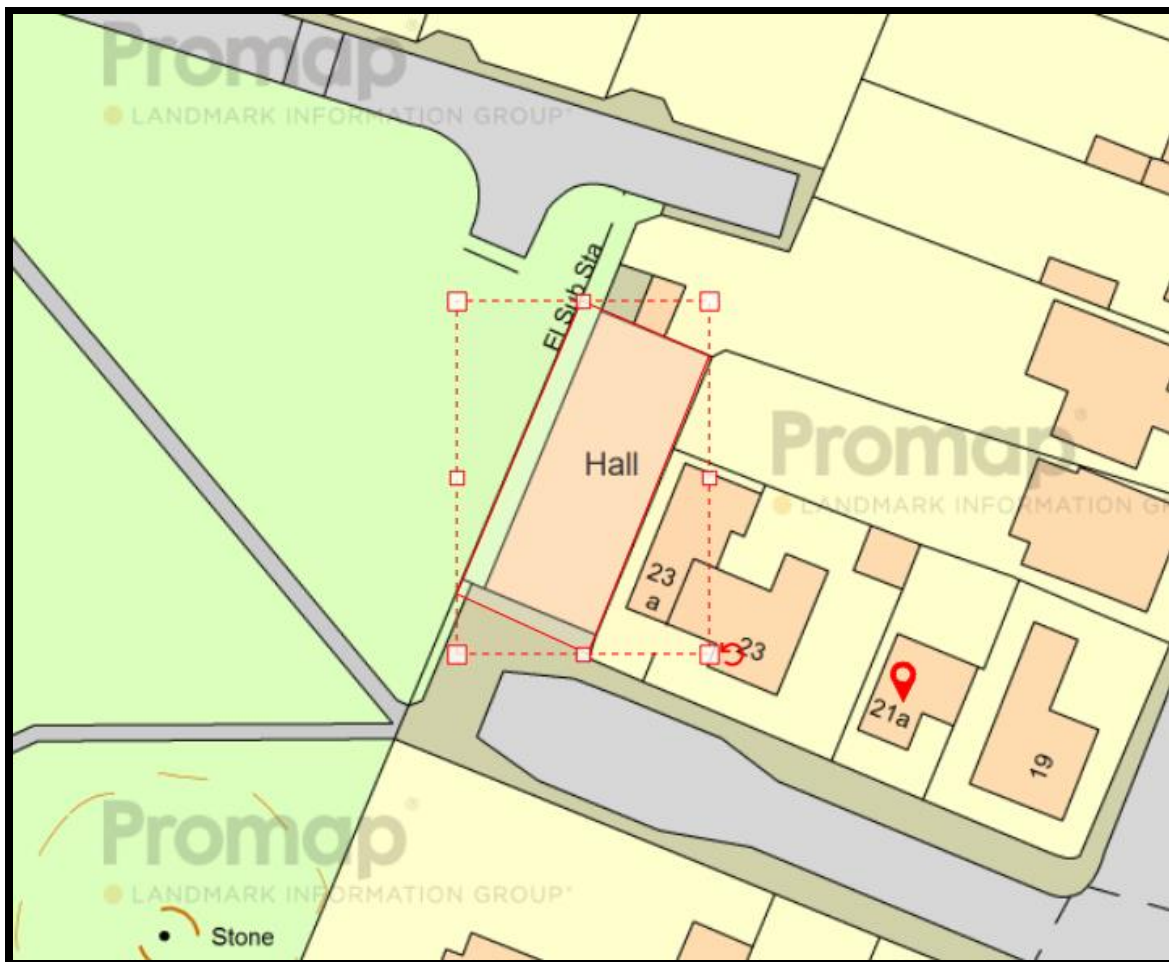
Contact Mr Shane Prater

Phone: 01635 551441

Email: shane@quintons.co.uk

February 2025

Approximate Site Plan – 0.074 acres.



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