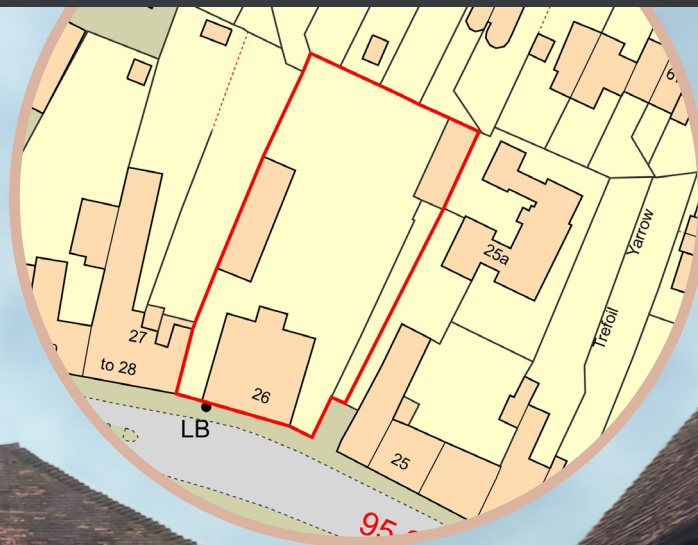


Lambert  
Smith  
Hampton



# Charnham Close

**FOR SALE** Residential Development Opportunity

26 Charnham Street Hungerford RG17 0EJ

[www.lsh.co.uk](http://www.lsh.co.uk)



# OPPORTUNITY SUMMARY

- ✓ Opportunity to acquire a 0.33 acre freehold residential development site
- ✓ Full planning permission granted over the site under reference **16/03205/FULD** (further information in the particulars)
- ✓ Conversion works on the Grade II Listed dwelling have commenced and in the final stages of completion
- ✓ Located in the sought after area of Hungerford
- ✓ Instructed on behalf of Joint LPA Receivers
- ✓ **Price £1,600,000**

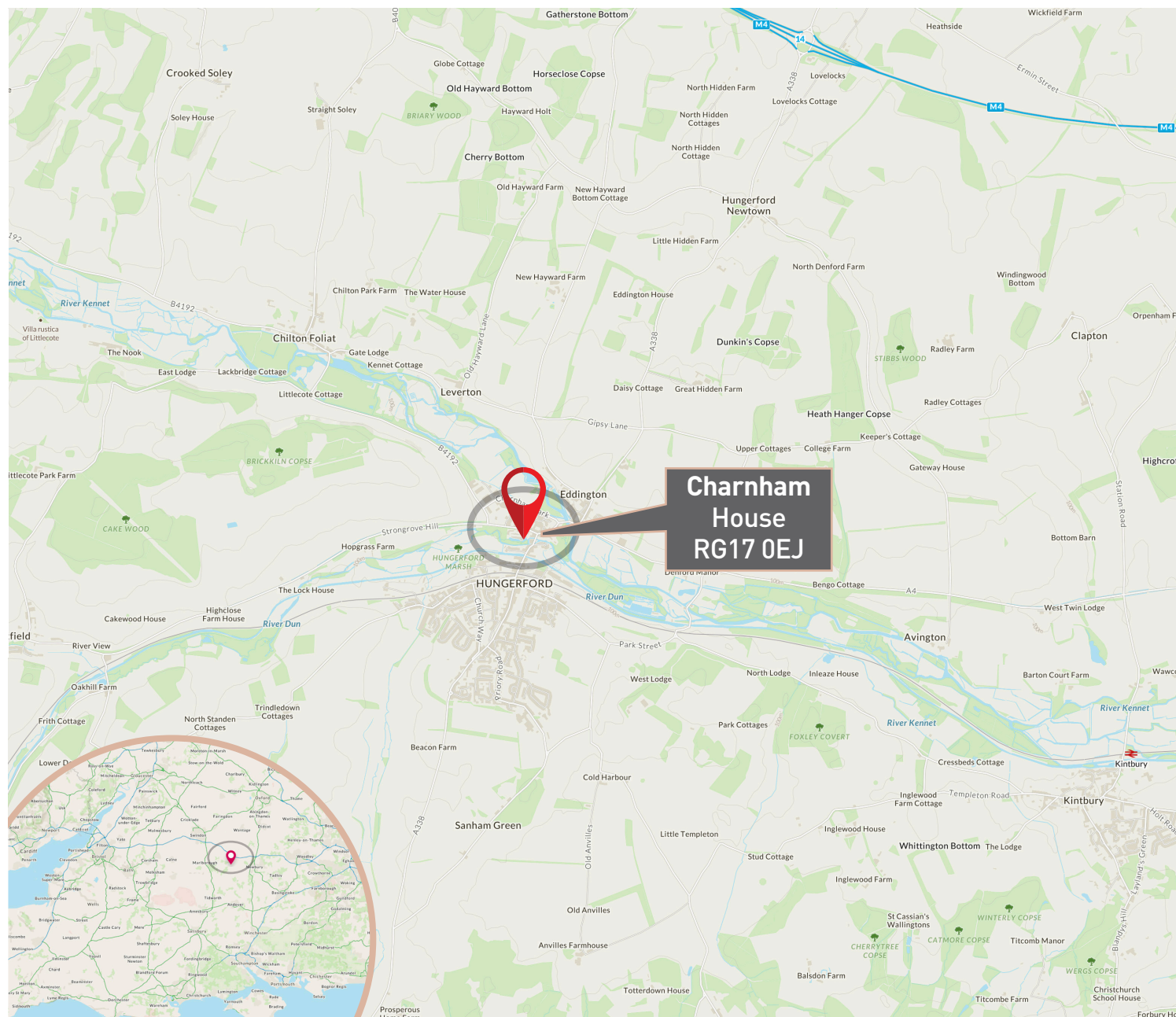




# LOCATION & SITUATION

The property is situated on the south side of Charnham Street in Hungerford, a historic market town and civil parish in Berkshire, England which offers a variety of independent retailers including a butchers, bakers, retailers and antique shops. The property lies 10 miles west of Newbury, 13 miles east of Marlborough, 31 miles northeast of Salisbury and 67 miles west of London. The Kennet and Avon Canal passes through the town from the west alongside the River Dun, a major tributary of the River Kennet.

There are excellent transport links within the area with Hungerford train station providing direct routes to London Paddington taking approximately one hour. In addition there are also excellent road links with Junction 14 of the M4 motorway being less than a mile away.



## DESCRIPTION

The subject site currently comprises a grade II listed building arranged over three floors, a cottage arranged over two floors and a single storey orangery with an enclosed rear garden. The listed building has planning permission for three self-contained flats and works have commenced on these. To the rear of the site is a cottage and orangery which has planning for conversion to two cottages and a bungalow, again with over 55's occupancy. Planning permission is also granted for a further cottage, again with the over 55's occupancy. Further information on each demise have been provided below.



### Flat 1

Located on the ground floor it comprises a hallway, lounge, kitchen/diner, two bedrooms both with en-suites, a study/bedroom 3 and cloakroom. This flat is part way through conversion.

### Flat 2

Located on the first floor the flat comprises two bedrooms, a Jack and Jill bathroom, lounge, kitchen/diner and a terrace overlooking the garden. This flat is near completion.

### Flat 3

Located on the second floor the flat comprises an entrance hallway, lounge, kitchen/diner, shower room and bedroom. This flat is near completion.

### Existing Rear Cottage

The ground floor comprises of an open plan kitchen/diner with a lounge. The first floor accommodates a landing, two bedrooms, kitchen and bathroom. Works have not yet commenced but planning permission has been granted for the property to be split into a pair of semi-detached cottages comprising a kitchen/diner, lounge, cloakroom on the ground floor with two bedrooms and an en-suite on the first floor of each unit.

### Orangery/Garage

This comprises a brick building under a pitch tiled roof with single glazed windows. Planning permission has been granted for this to accommodate a detached bungalow comprising kitchen/diner, lounge, bathroom and bedroom. Work has yet to commence on the conversion.

### New build cottage

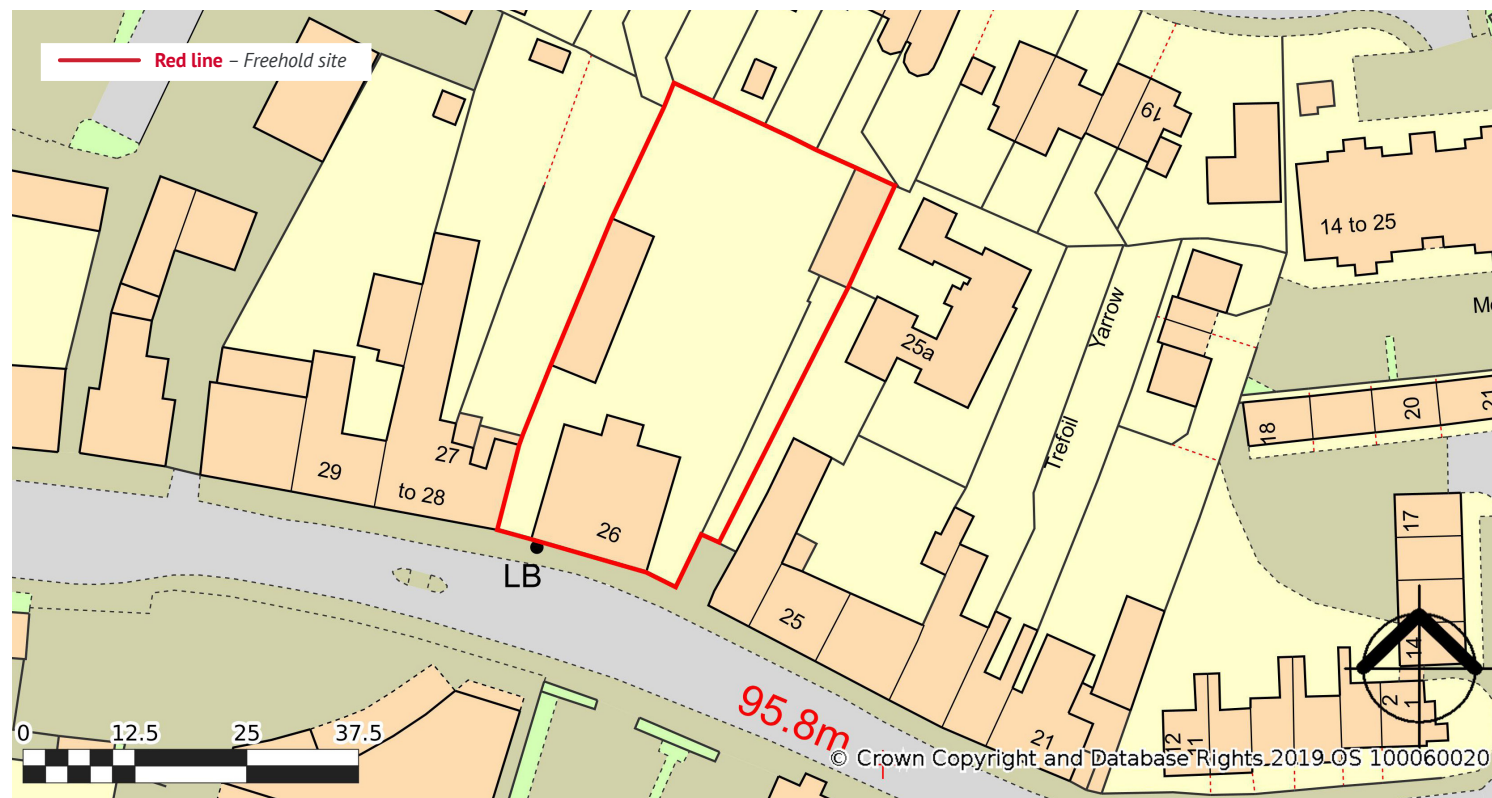
Planning consent has been granted for a two bed cottage at the rear of the site. It is proposed this will comprise of a kitchen/diner, lounge, cloakroom and two bedrooms both with en-suite facilities on the first floor.

There are two points of access off Charnham Street one is through timber double gates which leads directly into the garden, alternatively access can be gained via a shared driveway east of the site. We have been advised that there is an allocated parking space per apartment/dwelling.



# SITE

The site extends to approximately 0.13 hectares (0.33 acres) in total as shown for identification purposes only, outlined in red on the extract from the Ordnance Survey Plan.





# ACCOMMODATION

The property provides the following approximate Gross Internal floor areas;

Accommodation	Sq m	Sq ft
Apartment 1	186.54	2,008
Apartment 2	109.69	1,181
Apartment 3	62.20	670
Cottage 4 / Bungalow	50.82	547
Cottage 5 / New build	90	969
Cottage 6 / Semi-detached cottage	71.34	768
Cottage 7 / Semi-detached cottage	77.43	833
Total Gross Internal Area:	648.02	6,975

# ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the selling agent.

# RECEIVERSHIP

On the instructions of Rachel Bassett and Nicholas Blackwell of Lambert Smith Hampton, Joint LPA Receivers of Charnam Properties Ltd

# VAT

We are awaiting on confirmation of the Properties VAT status but do not believe it is elected for VAT.

# CONTACTS

**Lambert  
Smith  
Hampton**

**For further information  
please contact:**

**Charlotte Miller**  
**07590 491 877**  
[cmiller@lsh.co.uk](mailto:cmiller@lsh.co.uk)

**Lambert Smith Hampton**  
Riverside Business Park  
Axis 17, Axis Court  
Mallard Way,  
Swansea SA7 0AJ  
Office: **01792 702 800**

# TENURE

The property is held **Freehold** and to be sold with **Vacant Possession**.

# PROPOSAL

Offers are invited for the freehold interest in the region of **£1,600,000**.

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