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## **FOR SALE**

**FORMER SPORTS HALL, BOCKHAMPTON ROAD, LAMBOURN  
HUNGERFORD, BERKSHIRE RG17 8PS**

*Newbury 14 miles, Hungerford 7 miles, M4 (j14) 3 miles*



### **A Useful Detached Building**

Requiring complete refurbishment or re-development  
(Subject to planning consent)

Approximate Gross External Area 1337ft<sup>2</sup>(125m<sup>2</sup>)  
Communal Hall area with kitchen and Ladies and Gents WC

**Offers invited in region £50,000**

Uplift clause provision in case of planning consent for development

Freehold with Vacant Possession

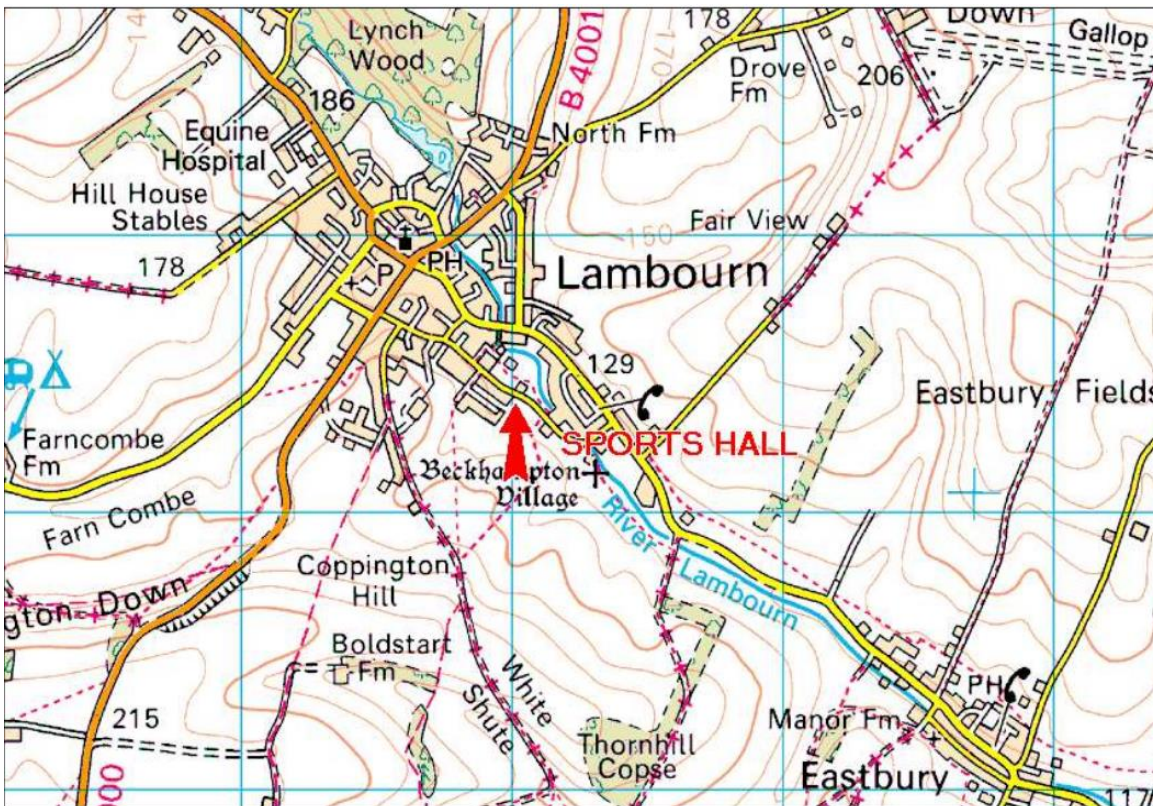
# FORMER SPORTS HALL, BOCKHAMPTON ROAD, LAMBOURN HUNGERFORD, BERKSHIRE RG17 8PS



A versatile building, with an internal area 945ft<sup>2</sup> (88m<sup>2</sup>), on the edge of the village of Lambourn where everyday shops and services are available nearby. Excellent communications with the M4 (J14) 3 miles away.

The building has been used as a community sports hall but has now fallen into disrepair and is suitable for refurbishment or redevelopment for a number of potential uses subject to planning consent.

There is a small area of amenity land surrounding the building where limited car parking could be made available.



## Services

All mains services are connected to the property.

The Rateable Value of the property from 2017 to March 2023 was £930. The recent valuation has resulted to this increasing to £2,350 for the present structure but this would change if it was appealed or redevelopment took place.

The local authority is West Berkshire District Council, Market Street, Newbury, RG14 5LD Telephone (01635) 42400

## Directions

From the market place in the centre of Lambourn village proceed east along Newbury Street. Take the first right into Station Road and at the 'T' junction turn left. Along Bockhampton Road, after about half a mile, just after the Doctors Surgery the property will be found on the left hand side adjacent to Lambourn Sports Club.

## Viewing

The property may be viewed from the outside at any reasonable time during daylight hours. For internal inspection please arrange with the selling agents Pilgrim Bond Telephone 01488 72911 email: [lambourn@pilgrimbond.co.uk](mailto:lambourn@pilgrimbond.co.uk)



## PROPERTY MISDESCRIPTIONS ACT 1991

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