



**DRAKE  
& COMPANY**

PROPERTY CONSULTANTS

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## RESIDENTIAL DEVELOPMENT OPPORTUNITY



# THE SPRAT

**HAGBOURNE ROAD  
DIDCOT  
OXON  
OX11 8DR**

**FREEHOLD**

**OIRO £425,000 +VAT**

- Roadside location close to town centre in residential area
- Potential for change of use or development (subject to planning)
- Site area 0.34 acre



## LOCATION

Didcot has a population of approximately 25,000 and is situated in the Thames Valley about 10 miles south of Oxford.

The property is situated close to the town centre on Hagbourne Road in a primarily residential area, directly opposite a dentist with other commercial uses found to the end of Hagbourne Road close to the junction with Broadway.

## PROPERTY

The two storey property is brick built (part rendered) under a pitched tiled roof with a later single storey addition to the side and rear, providing the following accommodation:-

- Ground Floor** Open plan bar, storage area, trade kitchen, beer cellar, office and two unused rooms
- First Floor** Private accommodation comprising two bedrooms, lounge, office and bathroom
- External** Car park – 15 spaces  
Small paved trade area to front and trade garden to side  
Access to East Street

From our inspection and Promap we estimate that the site and property provide the following areas:

<b>Site Frontage</b>	<b>114 ft</b>	<b>35 m</b>
<b>Site Depth</b>	<b>125 ft</b>	<b>38 m</b>
<b>Site Area</b>	<b>0.34 acre</b>	<b>1,376 sq m</b>
<b>Gross Ground Floor Area</b>	<b>2,947 sq ft</b>	<b>274 sq m</b>

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The purchaser will be offered the opportunity to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## RATING ASSESSMENT

We have been verbally advised by the local rating authority that the current assessment is as follows:

Rateable value: £14,500

Rates payable 2011/12 £ 6,279

Interested parties are advised to verify these figures with South Oxfordshire District Council on 01491 823000

## PLANNING & DEVELOPMENT

In our view the property provides an excellent residential development opportunity, subject to planning.

Interested parties seeking an alternative use or redevelopment are advised to make their own enquiries of South Oxfordshire District Council on 01491 823000

## PRICE

We are instructed to invite unconditional offers in the region of £425,000 exclusive of VAT (which will be payable) for the freehold interest with vacant possession.

## LEGAL COSTS

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

## VIEWING

For further information or an appointment to view contact **Warren Drake** of sole agents Drake & Company on **020 7495 7500**  
[warren@drakeproperty.co.uk](mailto:warren@drakeproperty.co.uk)