



SHERWOOD HOUSE

NEWBURY



SHERWOOD HOUSE

We are pleased to offer our latest development opportunity of 27 stunning boutique studio apartments in central Newbury, West Berkshire.

The finished freehold block of flats would potentially suit the following uses: Professional lets, corporate lets, serviced accommodation, emergency accommodation, healthcare / temporary accommodation.

This development is located in Newbury town centre and less than a mile (or around a 10 minute walk) to the train station. The property currently comprises of modern office premises having accommodation on ground and two upper floors.

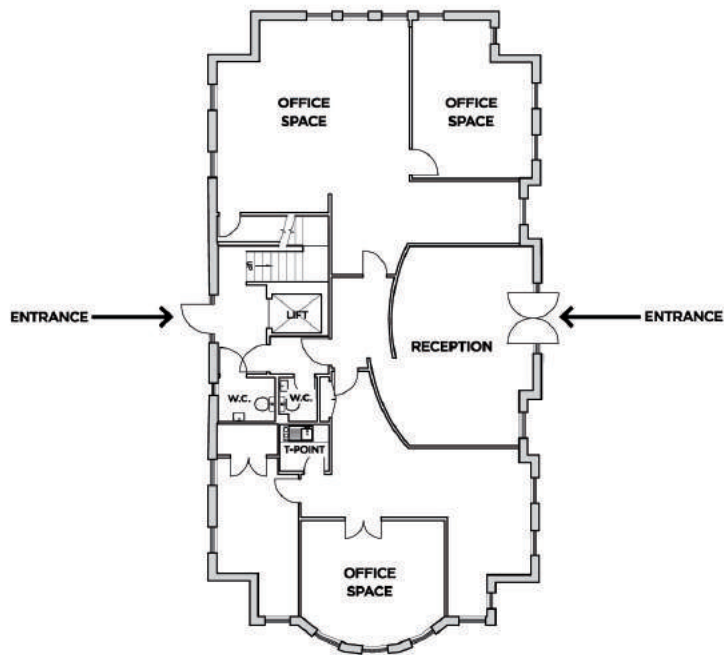
The proposed development is 6,364.43 Sq Ft (591.49 Sq M) and is offered with two purchase options.



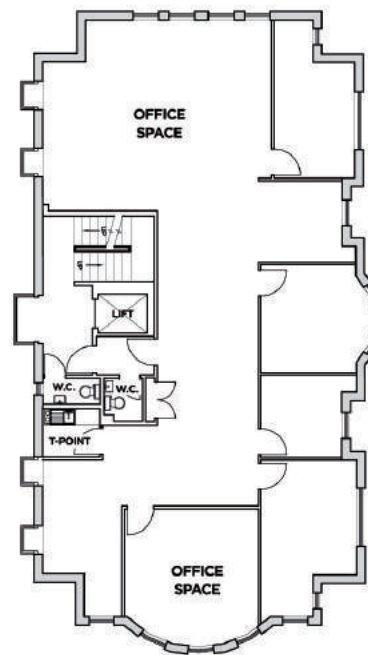
OPTION 1: Purchase the site undeveloped

There are two options to purchase this excellent investment opportunity.
Investors can purchase the building undeveloped with planning in place for 27 studios.
Existing floor plans are shown below with photographs of the existing building shown on the following page.

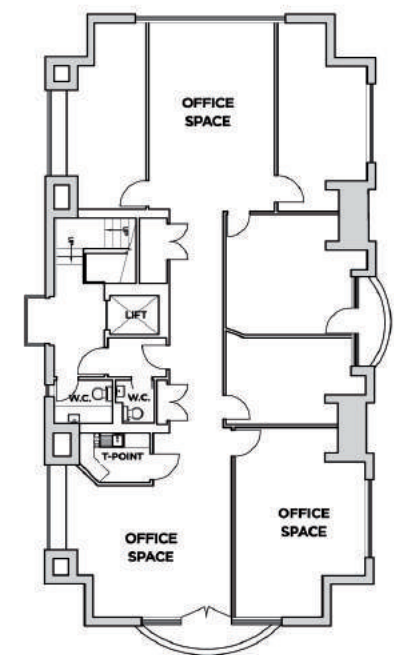
Purchase Price Undeveloped = £2.35 million



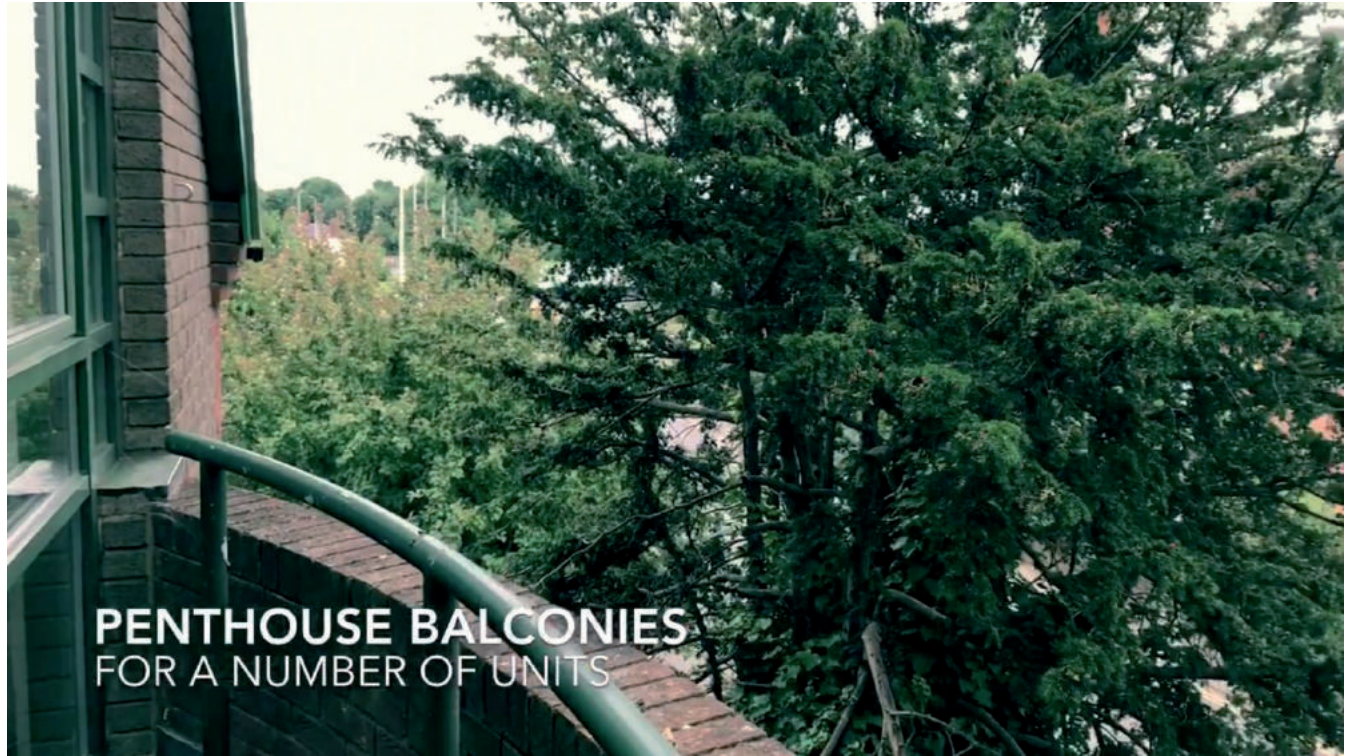
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

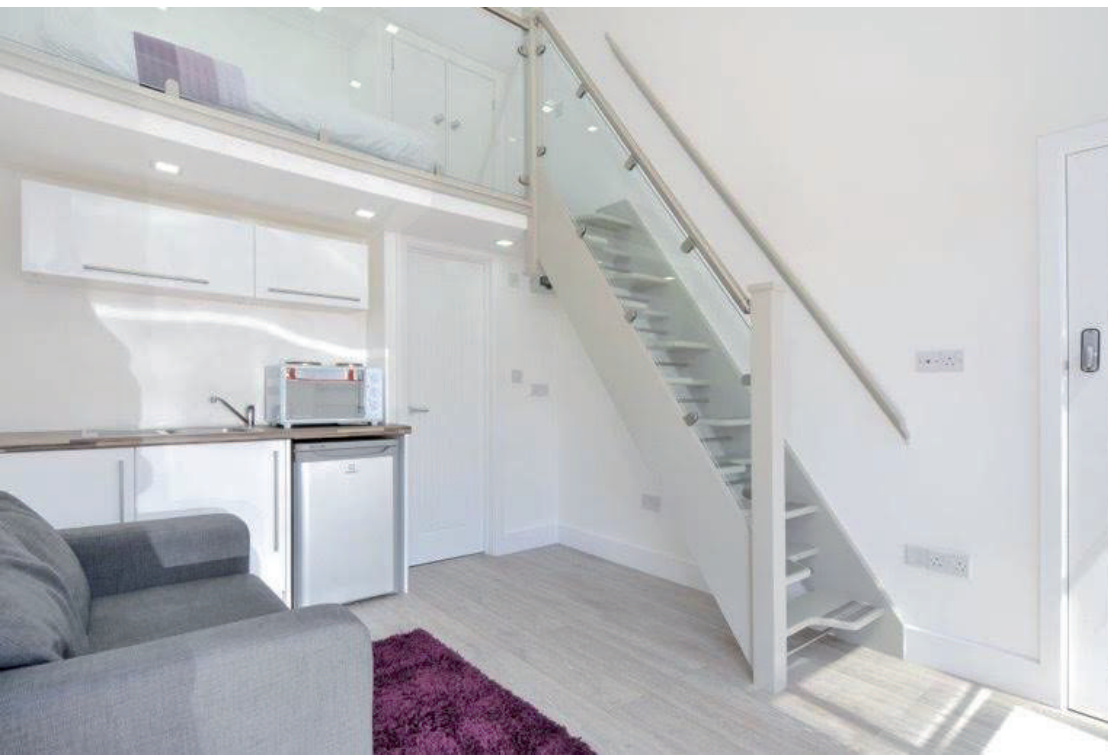


PENTHOUSE BALCONIES
FOR A NUMBER OF UNITS

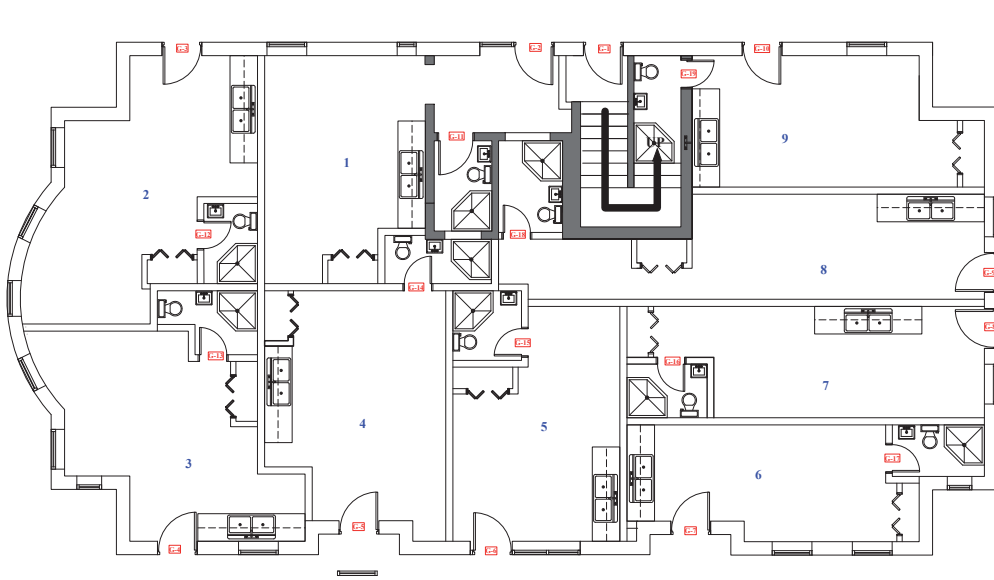
OPTION 2: Purchase the site developed

Investors can choose to purchase the fully developed building with 27 high quality, contemporary studios in a dedicated freehold building suitable for various incoming uses under C3 planning permission. The proposed plans are shown on the following page, with examples of completed studio apartments from our previous projects shown here to illustrate the quality specification of our builds.

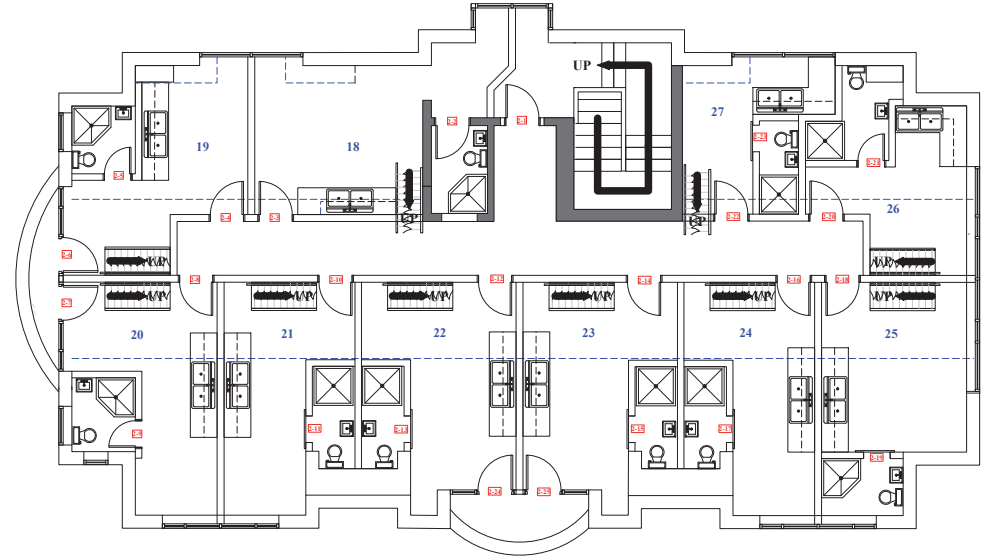
Purchase Price Fully Developed = £3.35 million GDV



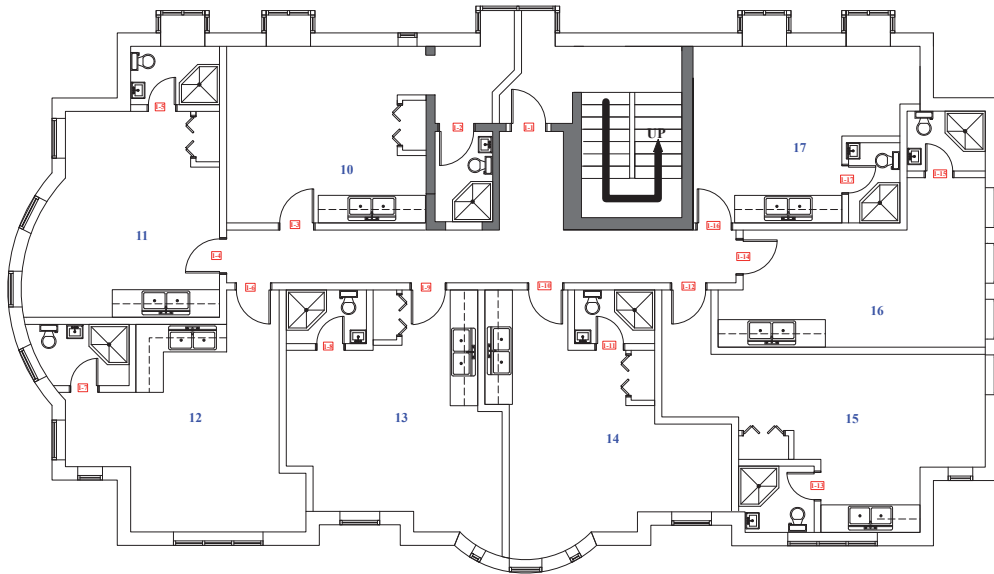
PROPOSED PLANS



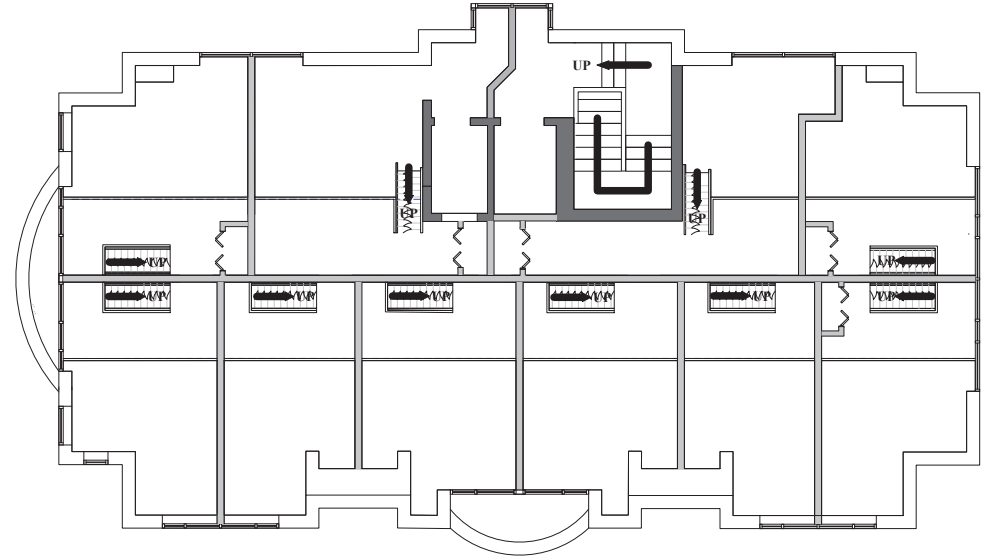
Ground Floor



2nd Floor



1st Floor



2nd Floor Mezzanine



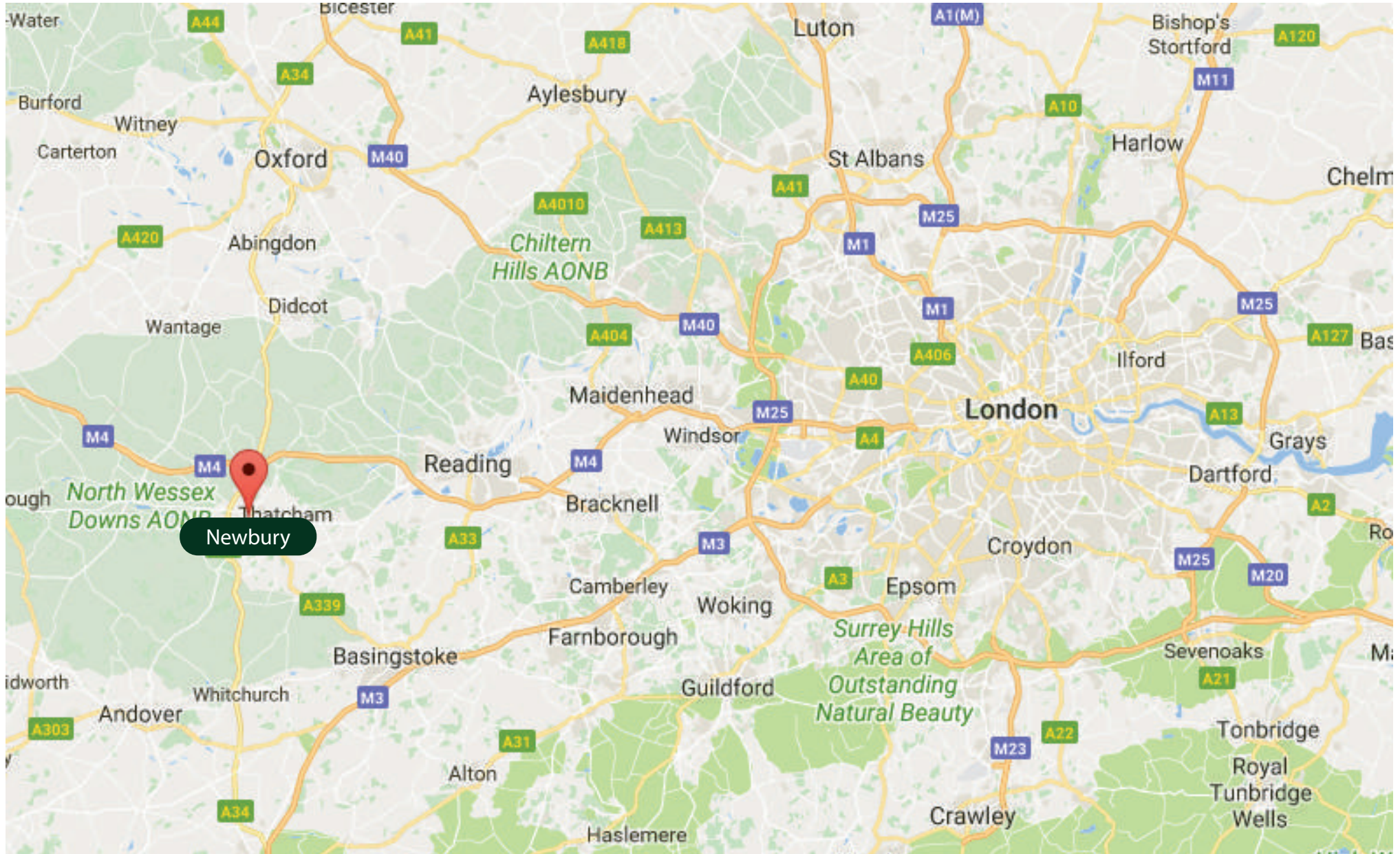
WHY BUY IN NEWBURY?

NEWBURY IS A GREAT PLACE TO INVEST
IN A CONVENIENT SOUTH EAST LOCATION

- West Berkshire lies at the centre of Southern England in the South East, within easy reach of London, Bristol, Oxford and the south coast. Transport links are excellent...it is easy to reach from all parts of the UK.
- Newbury has close links with the neighbouring town of Reading which is on the new Cross Rail Route from 2019 meaning the journey to central London From Newbury will be as little as 40 minutes, making this an excellent commuter location with the benefits of living in a beautiful town with easy access to London and the rest of the country.
- 40 minutes to London Paddington by train with Cross Rail.
- Just 5 minutes to the M4.
- A vibrant and busy market town with lots of professionals living in the area. The town has a great selection of shops, bars and restaurants, as well as it's own race course.

THE LOCAL PROPERTY MARKET HAS GROWN
OVER **32%** IN THE LAST 5 YEARS

LOCATION: NEWBURY, SOUTH EAST





DEVELOPMENT LOCATION: CENTRAL NEWBURY



THE DEVELOPER

Based in the South East of England we have a high yielding existing portfolio of residential and commercial properties across Hampshire & Berkshire right through to Greater London. Some of our past projects & existing assets owned & under management:

- Apart hotels
- Blocks of HMO flats
- Larger Commercial HMOs
- Residential care home conversion to residential
 - Office to Residential Flat conversions
 - Guest Houses & Hotels
 - Retail & Offices

Nicholas Wallwork is the CEO and Founder of Redbrick Wealth. He is a highly successful multi-millionaire investor with several thriving property businesses.

Our complementary portfolio of companies includes:



www.redbrickwealth.com
Property Investment Consultancy



www.redbrickpropertyservices.com
Investment Estate, Lettings & Management Agency based in Reading, Berkshire, UK.

DEVELOPMENT
PROPERTY UK

Various Property Development Companies (LLP's and Ltd)



www.propertyforum.com
World's Largest International Property Forum & News portal providing us with un-paralleled access to the market.

Contact us:

info@redbrickwealth.com or call: **0845 3888 358**
49 London Street, Reading RG1 4PS



SHERWOOD HOUSE

NEWBURY