



EASTERN ROAD · RG12

The consented scheme consists of 60 units in an eye catching designed building. A selection of 1 and 2 bedroom units, all with the benefit of direct outside space and with no onsite affordable, all the 2 bedrooms have en-suites to the principal bedroom. There are numerous parking on site including, underground with 64 spaces. Fronting Eastern Road and access via London Road (A329), close to Bracknell Town Centre and close to The Lexicon, Bracknell Shopping Centre and Lily Hill Park. Equal distance between Bracknell and Marins Heron. Bracknell is a popular town center, with excellent transport links to the center of London. Our clients have paid all the pre-planning requirements and therefore this scheme can be commenced immediately.

NB: Computer Generated images also used.

Asking Price **£3,500,000** Freehold

IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.



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- Freehold development site
- Planning permission granted for a contemporary 60 apartment scheme
- No onsite affordable
- Central location less than half a mile from the town center
- Possible SPV sale subject to agreement
- 38 x 2 bed and 22 x 1 bed apartments
- Proposed GIA 42,211 sq ft (3,921 sq m)
- Vacant

Proposed accommodation:

38 x 2 bedroom apartments each with en-suite facilities off the principal bedroom.

22 x 1 bedroom apartments.

Total Gross Internal Area 42,211 sq ft (3,921 sq m)

Planning

Planning permission has been granted by Bracknell Forest Council (ref 16/00626/FUL 22nd June 2016) for the redevelopment of the site to provide 60 residential units within a part-three, four and five storey building (plus basement car parking) with associated amenity space, landscaping, car parking, refuse stores and foot/cycle path link.

A certificate of lawful use or development was granted by the planning authority on the 18th January 2023 confirming the development has been implemented.

The site is available on a freehold basis, a company purchase is not possible in this instance.

NB: Computer Generated images also used.





View of Proposal from west end of Eastern Road



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mStudy:ExistingandProposed fromEastern Road



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Unit	Floor	Core	Beds	GIA (Sq M)	GIA (Sq Ft)	Price (£)	Price per Sq Ft (£)
G.01	Ground	B	1	53	570	£295,000	£517
G.02	Ground	B	1	49	527	£270,000	£512
G.03	Ground	B	2	73	785	£370,000	£471
G.04	Ground	B	1	51	549	£285,000	£519
G.05	Ground	B	1	51	549	£285,000	£519
G.06	Ground	B	2	74	796	£375,000	£471
G.07	Ground	B	1	52	560	£290,000	£518
G.08	Ground	B	2	71	764	£365,000	£478
G.09	Ground	A	2	75	807	£380,000	£471
G.10	Ground	A	1	53	570	£295,000	£517
G.11	Ground	A	2	75	807	£380,000	£471
G.12	Ground	A	2	76	818	£385,000	£471
G.13	Ground	A	2	79	850	£400,000	£471
G.14	Ground	A	1	53	570	£295,000	£517
1.01	First	B	1	53	570	£295,000	£517
1.02	First	B	1	49	527	£275,000	£522
1.03	First	B	2	77	829	£395,000	£477
1.04	First	B	1	50	538	£280,000	£520
1.05	First	B	2	64	689	£335,000	£486
1.06	First	B	2	74	796	£385,000	£416
1.07	First	B	1	52	560	£295,000	£527
1.08	First	B	2	71	764	£365,000	£478
1.09	First	A	2	75	807	£390,000	£483
1.10	First	A	1	53	570	£300,000	£526
1.11	First	A	2	77	829	£395,000	£477
1.12	First	A	2	76	818	£390,000	£477
1.13	First	A	2	76	818	£390,000	£477
1.14	First	A	2	80	861	£415,000	£482
1.15	First	A	1	53	570	£300,000	£526
2.01	Second	B	1	53	570	£300,000	£526
2.02	Second	B	1	50	538	£290,000	£539
2.03	Second	B	2	73	785	£385,000	£490
2.04	Second	B	2	50	538	£290,000	£539
2.05	Second	B	2	64	689	£340,000	£494
2.06	Second	B	2	74	796	£390,000	£490
2.07	Second	B	2	51	549	£295,000	£538
2.08	Second	B	2	71	764	£375,000	£491
2.09	Second	A	2	74	796	£390,000	£490
2.10	Second	A	1	55	592	£315,000	£532
2.11	Second	A	2	80	861	£425,000	£494
2.12	Second	A	2	76	818	£405,000	£495
2.13	Second	A	2	76	818	£405,000	£495
2.14	Second	A	2	80	861	£425,000	£494
2.15	Second	A	1	53	570	£305,000	£535
3.01	Third	B	1	49	527	£275,000	£522
3.02	Third	B	2	73	785	£395,000	£503
3.03	Third	B	1	50	538	£290,000	£539
3.04	Third	B	2	64	689	£350,000	£508
3.05	Third	B	2	74	796	£400,000	£502
3.06	Third	B	1	51	549	£265,000	£483
3.07	Third	B	2	71	764	£385,000	£504
3.08	Third	A	2	74	796	£400,000	£502
3.09	Third	A	1	55	592	£320,000	£541
3.10	Third	A	2	79	850	£425,000	£500
3.11	Third	A	2	76	818	£410,000	£501
3.12	Third	A	2	76	818	£410,000	£501
3.13	Third	A	1	53	570	£310,000	£544
4.01	Fourth	B	2	83	893	£471,000	£527
4.02	Fourth	B	2	73	785	£420,000	£535
4.09	Fourth	B	2	77	829	£445,000	£537
Total				3923	42211	£21,181,000	£501.78

Whilst writing, we confirm that this advice is given purely for marketing purposes only and is not to be considered or used as a formal valuation or structural survey and is subject to any variances in the marketplace.

This appraisal assumes the following: New build to very high specification and NHBC guarantee (or similar).