

**HASLAMs**  
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1,2,6 & 7, Calcot Place, Low Lane, Reading, RG31 7RT

£475,000



For sale by auction at midday on Tuesday 3rd February. A freehold investment opportunity with 2 well-appointed 2 bedroom ground floor flats and 2 one bedroom cottages, located in a tucked away position approached via a narrow road flanked by an open grassed area and light woodland. The property was divided into 7 units in total and 2 of the flats and 1 of the cottages have been sold previously. Each of the cottages has a private enclosed garden and the flats share an area of communal garden with residents parking for all properties. The address provides easy access to local amenities and excellent transport links with the M4 nearby and easy access to the town centre and local bus routes. The development will appeal to owner occupiers and tenants seeking a period home in a sought-after location.

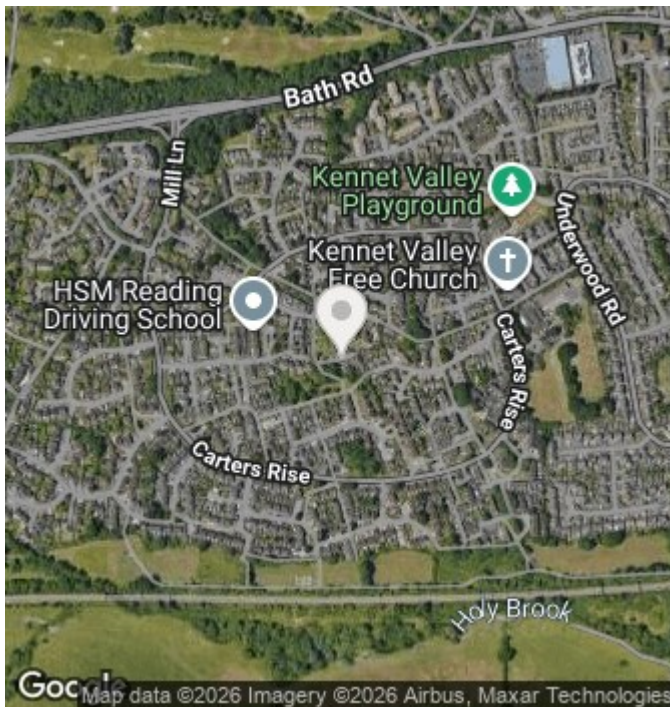






- Freehold Investment Opportunity For Sale
- Period former Manor House in choice address
- 2 x 2 bedroom flats with communal garden and 2 x 1 bed cottages each with private gardens
- Opportunity to refurbish and upgrade with potential to extend the cottages, subject to planning consent
- Residents parking
- To be sold via Auction on Tuesday 3rd February 2026

Council tax band C  
Council- West Berkshire







Additional information:

Parking

Each property has a parking space in the communal parking area.

Flats 3 and 4 Calcot Place have been sold with 125 year leases from 1989, paying a ground rent of £10pa.

Cottage 5 is freehold and was sold independently in 1992 and is not included in the sale.

The owners have a responsibility to contribute to the upkeep and maintenance of the approach road which has been retained by Newbury District Council.

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Auction Information

For Sale Via Haslams Online Auction powered by Bamboo PropTech.

Auction end date and time: 3rd February at 12pm.

The auction will be exclusively available online via our website including the legal pack information.

The registration process is extremely simple and free. Please visit Haslams website: [www.Haslams.net](http://www.Haslams.net) and click on the 'online auction' tab

A 'register' button can be found on this page or by clicking into the individual listing.

Stage 1) Register your email address, create a password and confirm your account.

Stage 2) View the legal pack and arrange any viewings

Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details

Stage 4) You are ready to bid - Good Luck!

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via Haslams and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.

Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.



## Approximate Gross Internal Area 2788 sq ft - 259 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	56	74
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves

by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.