

RAPLEYS

FOR SALE Development Opportunity

rapleys.com
0370 777 6292

The Old Rectory, Horton
Slough SL3 9NU

CONTACT **Alun Jones**
07917 536612 | alun.jones@rapleys.com
Marcus Warwick
07467 959410 | marcus.warwick@rapleys.com



For sale freehold

Residential development
opportunity

Pre-application planning advice
sought

Seeking unconditional offers

1.008 hectares (2.48 acre site)

Potential to convert a period
property with scope to add new
build (subject to planning)

Currently a vacant office/
training centre

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Location

The property is located in the village of Horton in the Royal Borough of Windsor and Maidenhead. The village has a population of circa 1,000 (2011 census).

The site is in the northern boundary of the village. The surrounding area comprises mainly residential with nearby amenities including the village store, Saint Michael’s Church and a public house.

Nearby transport links include the M4 and M25 motorways, Heathrow International Airport and Sunnymeads railway station, which provides services into central London in approximately 50 minutes.

Description

The existing property is a 2.5 storey period building set on a large plot of circa 1.008 hectares (2.48 acres). The plot includes car parking, a storage yard and a large garden to the rear.

The property was previously used as an office/training centre and will be sold with vacant possession.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Total	705	7,589
	Hectare	Acre
Total site area	1.008	2.48

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Freehold.



Indicative plan of 5 new build dwellings together with existing period property that would lend to conversion to 9 apartments.

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Terms

The property will be sold by way of informal tender (unless sold prior) and unconditional offers for the freehold interest are invited. All submissions should include the following information;

- Details of any conditions attached to the offer
- Confirmation of funding
- Confirmation of Board approval for the offer, if applicable
- Proposed timescales for exchange and completion
- Track record of the developer and project team

Our client reserves the right not to accept the highest or any other offer received. Offers should be submitted via email to **Marcus Warwick** or **Alun Jones**.

Rating

We are advised that the Rateable Value for the property is £107,000 and the UBR for 2018/19 is 49.3p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Planning

The site is situated within the local authority boundary of the Royal Borough of Windsor and Maidenhead. The Vendor is undertaking positive pre-application discussions regarding a conversion to the existing building to apartments as well as new build dwellings in the grounds. Potential for 9x 1 and 2 bed apartments and 5x 3 and 4 bed houses.

Details of the pre-app (and full scheme plans) are available upon request.

Energy Performance

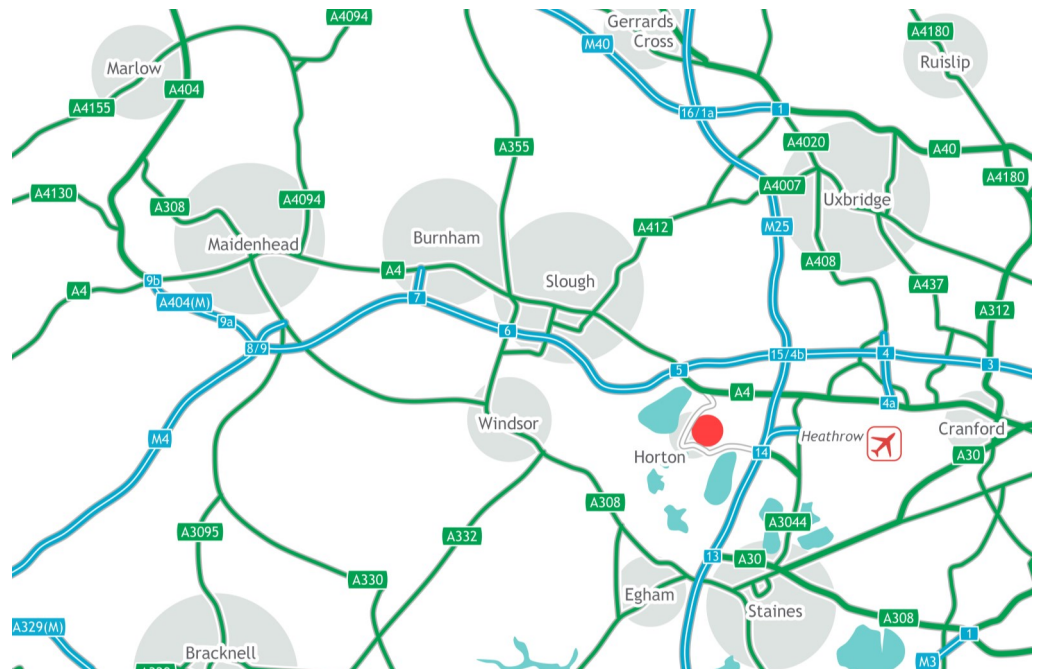
Please note this is a listed building no EPC is required.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

To be arranged through the sole agent.





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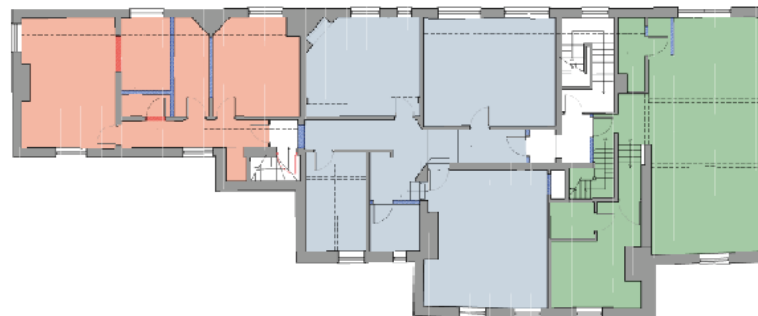
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Proposed Accommodation >

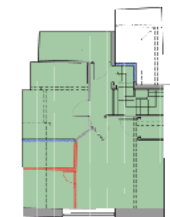


Proposed ground floor plan

Proposed first floor plan



Proposed second floor plan



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