

LAND AT 25 – 29 HIGH STREET, CROWTHORNE, RG45 7AD



Map not to scale

IN THE CAPACITY OF THE OWNERS SOLE SELLING AGENTS
THE FLATMAN PARTNERSHIP IS PLEASED TO OFFER TO THE MARKET
THIS VALUABLE OPPORTUNITY

OFFERS INVITED IN EXCESS OF £360,000 FREEHOLD

**DEVELOPMENT SITE WITH DETAILED PLANNING PERMISSION
FOR FOUR 2 BED FLATS, TWO 1 BED FLATS AND AN A1 RETAIL UNIT
EXCELLENT LOCATION IN THE HEART OF A THRIVING TOWNSHIP**

TOTAL SITE AREA APPROX 0.0673 Ha (0.166 Acre)

SALE BY PRIVATE TREATY

Disclaimer

Notwithstanding purchasers rights under The Property Misdescriptions Act 1991, and whilst every effort has been made in the preparation of these particulars, they cannot be guaranteed and do not form part of any contract. Purchasers and their legal advisors must satisfy themselves as to the accuracy of the information contained herein.

The information contained in these particulars was believed to be correct at the time of publication and neither the seller nor the selling agent can accept any responsibility for any new information affecting the site which comes to light after publication.

Purchasers must satisfy themselves that they are able to implement the planning consent to which these particulars relate and that the implementation is not prejudiced in particular by The Building Regulation Act 1984, The Highways Act 1980 or any other legislation.

Neither The Flatman Partnership nor the sellers can accept any responsibility whatsoever for information contained in professional reports prepared by third parties that contribute to, or inform, the planning approval referred to herein, in whole or part.

THE OPPORTUNITY

A timely opportunity to buy a small manageable development site just as the development industry is starting to rekindle its' interest in land acquisition, hopefully a precursor to the start of a period of economic growth.

BACKGROUND

The site was formerly known as Wellesey Villas and comprised commercial A1 and A3 units on the ground floor trading as a hair salon and a chip shop with residential accommodation above. The building occupied a footprint of approximately half of that of the recently consented structure.

The former structure has now been professionally demolished in accordance with the Control of Asbestos Regulations 2006. Services disconnections have, we understand, been taken back to the inside edge of the kerb.

Both the former structure and the recently consented building take vehicular access to the rear across land partly in an adjoining title pursuant to a Deed of Grant dated 7th November 1978, a copy of which can be made available.

It is the intention of the council to open an alternative access to the rear of the property as referred to in the Deed of Grant and a section of land to the rear (eastern boundary) has been excluded from the development to make provision for this.

It will also be necessary for purchasers in dealing with discharge of condition 20 of the consent granted 26th August 2010 to prepare a scheme for approval by the Planning Authorities for the stopping up of the High Street access.

THE SITE

The site occupies an area of approximately 0.0673 Hectares (0.166 Acres) with a frontage of approx 11.76m (38 feet) to the High Street, and a total depth of approx 51m (167 feet) the bottom 6.2m (20 feet) reserved for the proposed new access road referred to above.

It is registered at HM Land Registry under title numbers BK154632 and BK157719.

The southern boundary of the site is a mix of newly constructed brickwork to the depth of the neighbouring property which may afford purchasers rights and obligations under the Party Wall Act 1996. Thereafter there is a mix of poor quality timber fencing on a block plinth. Towards the rear of the site the southern boundary is defined with Leylandii. On the Eastern boundary in land to be excluded from the development there is the remains of a former block of garages which could be demolished in order to meet the requirements of the Construction Method Statement required to satisfy condition 15 of the extant consent.

The Northern side of the site adjoins the access road over which rights have been granted under the aforementioned Deed of Grant currently vested in HSBC. We have held scoping conversations



with both the surveyors acting for the Freeholder and the surveyors acting for HSBC bank.

Subject to specific arrangements and the meeting of bank protocol they have indicated a willingness to work with the purchaser in terms of a method statement for scaffolding along the access during construction and the re-surfacing of the new access road.

Further, we understand the lease to HSBC expires in 2012 and the freeholder would entertain proposals to conjoin the two sites. Whether or not the Bank would potentially re-occupy is unlikely to be decided until early 2011 and as such any assumptions would be at the risk of the purchaser.

The previous structure on the site was connected to mains services.

ABOUT CROWTHORNE

Awarded second best town in Europe in 2008* as a result of its community carnival activities Crowthorne enjoys a largely sylvan setting spread over several square miles and has an overall population of around 24,000 people. (*Source; Wikipedia).

The centre itself is vibrant with a wide range of retail outlets, restaurants and bars with plenty of opportunity for high quality recreation within easy reach including the sumptuous Royal Berkshire Health and Racquets Club. Nearby Lookout and Coral Reef offer superb facilities for more family orientated pursuits. There is a large well maintained park to the back of the High Street.

The town is set within easy reach of employment centres such as Bracknell (approx 5 miles), Reading (approx 12 miles), Slough (18 Miles) and Maidenhead (approx 12 miles). The M3 Motorway is some 4 miles to the south and the M4 can be picked up from Bracknell

Crowthorne Railway Station is on the North Downs line running a service between Reading through Guildford to Gatwick. First Travel run a bus link between Crowthorne, Bracknell, Sandhurst and Camberley.



Educational needs are well catered for in the town. Apart from the renowned Wellington College, Crowthorne is home to one state secondary school, five primary schools and plenty of pre schools. There is also a special needs school.

THE CONSENTED SCHEME

Planning permission was granted by Bracknell Forest Council on 26th August 2010 under application number 10/00098/FUL for; The Erection of three storey building with accommodation in roofspace containing a shop (61.8m) 2No one bedroom and 4No two bedroom flats with associated parking, cycle storage and refuse storage following demolition of existing building.

Schedule of accommodation;

UNIT	Bedrooms	Gross Internal Area
SHOP	N/A	60.1m
FLAT 1	2	71.9m
FLAT 2	1	51.5m
FLAT 3	1	41.1m
FLAT 4	2	55.8m
FLAT 5	2	63.3m (to 1.5m)
FLAT 6	2	64.9 (to 1.5m)

The permission is subject to a planning obligation agreement under s.106 of the Town and Country Planning act 1990 under which the following payments prior to commencement of development as defined in s.56(4) of the act;

- Transport facilities £8,000
- Recreation Facilities £9,000
- Sports Facilities £3,015
- Youth facilities £160

And to pay on the day of commencement (or earlier as defined in the agreement);

SPA Avoidance and Mitigation £7,680

This total payment of £27,855 is subject to RPI indexation as described in the agreement.

The plans to which the planning permission relates have been prepared by The Living Perspective and are under drawing reference numbers P01 - E (Plans and elevations), P02 (Location Plan), P04 - B (Street scene elevations) P05 (parking options) P06 - A (Plans and elevations of bin store) P08 - A (Elevation of previous and present scheme) and the Design and Access Statement as amended in July 2010.

Reports prepared pursuant to this application were;

Bat survey dated 9th August 2008

Copies of all plans and reports are available either by downloading from the Council's website public access page (link available on request) or from our offices.

TERMS OF SALE

Unconditional offers are invited in excess of £425,000 for the unencumbered freehold interest. The sellers reserve the right to accept any preferred offer which shall not necessarily be the highest bid.

Purchasers will be required to exchange contracts within 28 days from receipt of satisfactory documentation with completion no more than 28 days thereafter.

Relevant agreements, plans and reports will be assigned prior to completion at the sellers expense.

Parties to bear their own legal costs.

