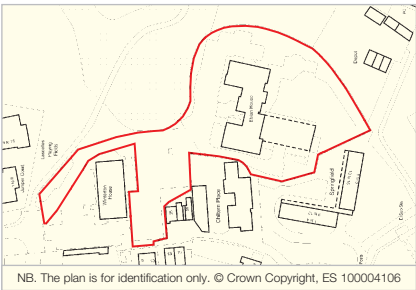


Slough 'Elvian House', Nixey Close, Berkshire SL1 1ND

- **Freehold Former Office Building occupying a Site extending to approximately 0.68 Hectares (1.69 Acres)**
- Located within Slough 32km (20 miles) west of Central London
- 6 trains per hour to London Paddington (18 mins journey time)
- Slough-Crossrail Hub from 2019
- Detailed Planning for 51 Dwellings comprising 3,684 sq m (39,655 sq ft)
- 100% private scheme with no Section 106 contribution

Vacant Possession



To View

Please Call: Savills
(Ref: Ed Keeling and Mallam Grant).
Tel: 0118 952 0513.

Seller's Solicitor

Messrs Peachey & Co (Ref: RW).
Tel: 0207 316 5200.
Email: rcw@peachey.co.uk

VACANT – Freehold Building



Tenure

Freehold.

Location

Slough is located in the heart of the Thames Valley and lies approximately 32km (20 miles) west of London and 32km (20 miles) east of Reading. Heathrow Airport is 9km (5.6 miles) to the south-east of Slough. Elvian House is situated at the southern end of Nixey Close, which leads from Sussex Place and Yew Tree Road (A412). Surrounding the property to the east and south is the open space of Lascelles Park, whilst to the north and west is predominantly residential. Slough High Street and Town Centre are situated within walking distance and provide a range of shops, restaurants, cafés and bars. The property benefits from excellent transport links with Junction 6 of the M4 lying 3.3km (2 miles) to the west (which links with Junction 15 of the M25). Slough Rail Station lies some 1.3km (0.8 miles) from the property, and provides six trains per hour into London Paddington (fastest train – 18 minutes). There are also a number of local bus services.

Description

Elvian House is arranged over basement, ground and two upper storeys and comprises a red brick and stone Victorian building with modern extensions to the south and west. It was originally built as a private house, but since 1977 has been used as office accommodation (B1). In February 2012 an application (P/04551/011) was granted but not implemented for the conversion of the building to non-residential educational use (D1). To the east and south is an area laid to grass, whilst to the north and west is a hard standing area used for car parking. There is currently additional undercroft car parking at basement level of the southern extension. Vehicular access is via a private roadway leading from Nixey Close to the north. The total site area is approximately 0.68 hectares (1.69 acres).

Accommodation

Site Area: 0.68 Hectares (1.69 Acres)
Existing Area Schedule (Net Internal Area)

Floor	Size sq m*	Size sq ft*
Basement	342	3,681
Ground (New Section)	496	5,339
First (New Section)	506	5,445
Ground (Original Building)	316	3,406
First (Original Building)	172	1,853
Second (Original Building)	141	1,514
Total	1,973	21,238

*These floor areas were provided by the Vendor and their accuracy has not been verified by Allsop.



Proposed Area Schedule (Gross Internal Area)

Floor	Size sq m*	Size sq ft*
Basement	896	9,645
Ground	912	9,817
First	902	9,709
Second	488	5,253
2 x Three Bedroom Houses	208	2,239
2 x Five Bedroom Houses	278	2,992
Total	3,684	39,655

*These floor areas were provided by the Vendor and their accuracy has not been verified by Allsop.

Proposed Schedule of Unit Types

Type	Number	Size sq m*	Size sq ft*
Studio Flats	9	38-45	409-484
1 Bedroom Flats	29	45-64	484-689
2 Bedroom Flats	7	60-87	646-936
3 Bedroom Flats	2	97-100	1,044-1,076
3 Bedroom Houses	2	104	1,119
5 Bedroom Houses	2	139	1,496
Total	51		

Planning

We have been informed that the building is not Listed but is situated within the Sussex Place/Clifton Road Conservation Area.
Local Planning Authority: Slough Borough Council, Landmark Place, High Street, Slough SL1 1JL.
Tel: 01753 475111. Website: www.slough.gov.uk

Planning Consent

Planning consent was granted on 25th October 2013 (P/04551/013) for the 'Erection of an additional floor on the south western elevation, first floor extension above the existing billiard room, infilling of the basement and conversion of the building into residential accommodation comprising: 29 x one bedroom, 7 x two bedroom, 9 x studio and 2 x 3 bedroom flats with associated car parking, refuse areas and amenity space as well as a separate terrace of 4 x three storey dwellings with rooms in the roof space comprising: 2 x three bedroom and 2 x five bedroom units with associated parking.'

Further Information/Website

A further information pack is available at: www.elvianhouse.com containing the following information:
Title Plans, Planning Documents, Planning Drawings, EPC, Legal Pack and Auction Contract.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

