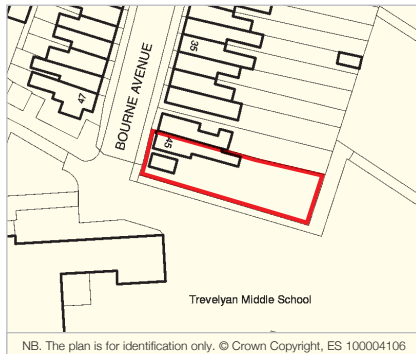


Windsor

45 Bourne Avenue,
Berkshire
SL4 3JP

- A Freehold Development Opportunity Comprising a Semi-Detached House and adjacent Detached Garage
- Occupying a Total Site Area extending to Approximately 0.038 Hectares (0.093 Acres)
- To be offered with Planning Permission for Demolition of Garage and Erection of a New Two Bedroom Attached House
- To be offered as One Lot

Vacant Possession



To View

The property will be open for viewing every Tuesday and Thursday between 11.30 a.m. – 12.00 noon before the Auction. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Erhardt Warnell
(Ref: je@ewlaw.co.uk).
Tel: 01753 620994.
Email: je@ewlaw.co.uk

VACANT – Freehold House and Garage with Planning Permission



Tenure

Freehold.

Location

The property is located on the east side of Bourne Avenue, which leads to Bolton Road to the north, which in turn provides access to the B3022 to the west. The M4 Motorway (Junction 4) is accessible to the north. An extensive range of shops and other facilities is available in Windsor to the north. Rail services run from Windsor Station approximately 1.2 miles to the north. Windsor Castle, Windsor Racecourse and Legoland Windsor Resort are nearby.

Description

The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. The property benefits from a single garage with pitched roof and gardens to the front and rear. The property is to be offered with planning consent for a single storey rear extension and creation of a two bedroom attached house.

Accommodation

Ground Floor – Two Reception Rooms, one through to Kitchen and Bathroom with WC and wash basin

First Floor – Two Bedrooms, one through to Separate WC and wash basin

Total Site Area Approximately 0.038 Hectares (0.093 Acres)

Planning

Local Planning Authority: The Royal Borough of Windsor and Maidenhead.

Tel: 01252 622122.

The property is to be offered with planning permission (Ref: 17/01747/FULL) dated 16th January 2018 for a single storey rear extension and creation of a two bedroom attached house.

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.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.