

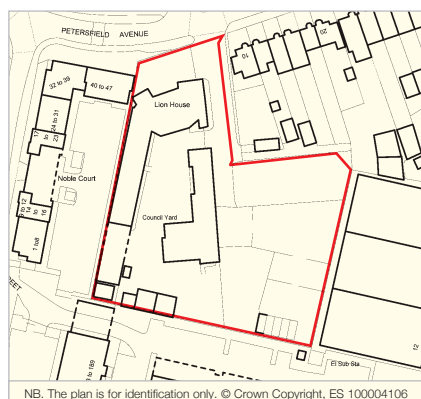
# Slough

## The Brick Works, Petersfield Avenue, Berkshire SL2 5DN

- **A Freehold Site with Planning**
- Planning Permission for a Total of 155 Self-Contained Apartments providing 9,717 sq m (104,594 sq ft) Net Sales Area of Residential Accommodation
- Crossrail Station due 2019 (close to property)

## Vacant Possession

BY ORDER OF MHA LONDON



### To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: JWB).

### Seller's Solicitor

Messrs Fladgate LLP (Ref: Mr A Wallace).  
Tel: 0203 036 7233.  
Email: awallace@fladgate.com

**VACANT – Freehold Site with Planning for 155 Apartments**



### Tenure

Freehold.

### Location

Petersfield Avenue is located off Wexham Road, which in turn runs off Wellington Street. The site itself is situated on the south side of Petersfield Avenue, close to its junction with Mill Street. Rail services run from nearby Slough Station, which provides direct services to London Paddington (approximately 20 minutes), Reading (15 minutes) and Oxford (40 minutes), and will also benefit from the new Crossrail connections from 2019. Shops and amenities, including The Observatory Shopping Centre, are available nearby. The open spaces of Salt Hill Park are close by, with further communications afforded by the M4 Motorway (Junction 6) and Heathrow Airport.

### Description

The property comprises an irregular shaped site extending to approximately 0.529 hectares (1.308 acres), which is currently occupied by two modern office buildings together with a builders depot and an extensive parking area.

### Accommodation

**Two Office Buildings and Builders Depot**

**Site Area Approximately 0.529 Hectares (1.308 Acres)**

### Planning

Local Planning Authority: Slough Borough Council.  
Tel: 01753 475111.

Planning permission (Ref: P/06348/011) was granted on 28th September 2016 for 'demolition of existing buildings and erection of a part four, part seven storey building and a part five, part seven storey building comprising residential accommodation, basement car parking and associated works'.

Once the development is completed, the scheme will provide the following accommodation:

**155 Self-Contained Apartments arranged as:**

**9 Studio Apartments**

**57 x One Bedroom Apartments**

**88 x Two Bedroom Apartments**

**1 x Three Bedroom Apartment**

**126 Private Apartments and 29 Affordable Apartments**

The planning consent also allows for 164 basement and ground floor car parking spaces.

### Registered Bidding

Registered bidding will apply to this lot. Prospective purchasers will be required to deposit cleared funds of £500,000 into the Allsop LLP Client Account prior to the auction. In return, a bidding paddle will be provided. The successful purchaser will be required to pay any additional funds to ensure the deposit equates to 10% of the purchase price (Ref: SG).

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](http://www.allsop.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.

**LOT 41 SOLD PRIOR**



CGI of Proposed Scheme



CGI of Proposed Scheme