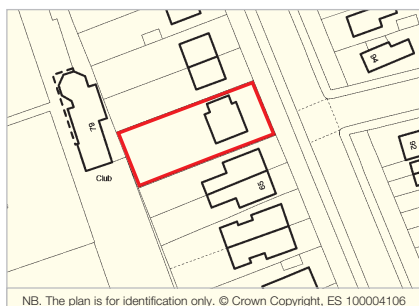


Maidenhead

69 All Saints Avenue,
Berkshire
SL6 6LY

- **A Prime Freehold Development Site Extending to Approximately 0.057 Hectares (0.13 Acres)**
- Currently occupied by a Detached Bungalow
- Benefitting from planning permission for the erection of 2 x Three Bedroom Semi-Detached Houses
- Approximate GIA 161 sq m (1,732 sq ft) each
- Lapsed planning for 2 x Four Bedroom Houses

Vacant Possession



Joint Auctioneer

WD Braxton Estate Agent.
Tel: 01628 674234.

Seller's Solicitor

Richard Wilson Long Solicitors
(Ref: Mr Bryn Howell-Pryce).
Tel: 01491 879100.
Email: bhp@richardwilsonlong.co.uk



VACANT – Freehold Site with Planning



Artist's Impression

Tenure

Freehold.

Location

The property is located on the west side of All Saints Avenue opposite its junction with Cromwell Road. Local shops and amenities can be found in nearby Maidenhead Town Centre to the south. The nearby A404 provides a direct service to both the M4 and M40 Motorways. Maidenhead Rail Station provides a regular and direct service to London Paddington Rail Station.

Description

The property comprises a prime development site extending to approximately 0.057 hectares (0.13 acres). The site is currently occupied by a detached bungalow. The property benefits from gardens to the front and rear as well as a garage.

Accommodation

Existing Bungalow:

Ground Floor – Reception Room, Two Bedrooms (one inspected), Dining Room, Kitchen, Bathroom, Separate WC

Attic – Open Attic Area

Site Area Approximately 0.057 Hectares (0.13 Acres)

Proposed:

Once implemented the development will comprise 2 x three bedroom semi-detached houses. We have been informed by the Vendor that each house will extend to GIA 161 sq m (1,732 sq ft).

Planning

Local Planning Authority: Royal Borough of Windsor and Maidenhead.
Tel: 01628 683800.

Planning permission was granted on 20th November 2013 for demolition of existing bungalow and replaced with 2 x three bedroom semi-detached houses. (Planning Ref: 13/02419FULL).
Planning consent for two x four bedroom houses dated 16th September 2009 (Ref: 09/01489/FUL) now lapsed.

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.allisop.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.