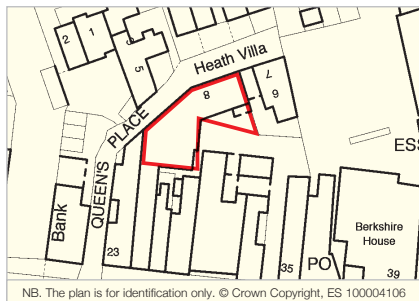


Ascot 8 Heath Villas, Queens Place, Berkshire SL5 7JD

- **A Freehold Former Office Building**
- Planning Permission granted for Demolition of one of the Existing Buildings and Erection of Two Houses
- Permitted Development Application submitted for Conversion of Entire Building to provide Eight Self-Contained Flats
- Ascot Rail Station nearby
- Terrace House subject to a Long Lease
- Majority Vacant Possession
- Total Current Rent Reserved **£100 per annum from Long Leasehold House with Remainder Vacant**



To View

The property will be open for viewing every Monday and Wednesday before the Auction between 11.45 a.m. – 12.15 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Messrs SCJ Solicitors
(Ref: Samantha Jones).
Tel: 01286 677897.
Email: samantha.jones@scjsolicitors.co.uk



VACANT – Freehold Building and Site with Planning



Tenure

Freehold.

Location

The property is located on Queens Place, which is accessed via Ascot High Street. Local shops and amenities are easily accessible along Ascot High Street. Ascot Rail Station provides a regular and direct service to London's Waterloo and Paddington Stations, with journey times of approximately 60 minutes. The M3, M4 and M25 motorways are all accessible and local bus routes run along Ascot High Street.

Description

The property comprises a former office building arranged over ground, first and part second floors beneath a pitched roof.

Existing Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:

Office Accommodation

Copies of existing plans are available. Please email jimmy.bruce@allsop.co.uk

Planning

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

Tel: 01628 683800.

Planning permission (Ref: 14/03120) was granted on 3rd November 2014 for "demolition of existing office building and construction of two town houses". The planning consent relates to part of the property (shown above in the main photograph) fronting Queens Place. Furthermore, our clients have submitted an application for conversion of existing buildings to provide eight self-contained flats (6 x one bedroom and 2 x two bedroom) under permitted development rights. This application relates to the entire property (with the exception of the house subject to a long lease).

Plans and planning permission documents are available from the auctioneers upon request. Please email jimmy.bruce@allsop.co.uk

Tenancy

The terrace house is subject to a long lease expiring on 24th March 2912 at a ground rent of £100 per annum.

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 £1,000 (including VAT) upon exchange of sale memoranda.

