

Aylesbury

Undercroft Area (Lot 39), Office Space (Lot 40) and Roof Space (Lot 41)

Kingfisher House, 61 Walton Street, Buckinghamshire HP21 7AY

- **Three Long Leasehold Development Opportunities**
- Comprising an Undercroft Area (Lot 39), Office Accommodation (Lot 40) and Roof Space (Lot 41)
- **Planning Permission/Permitted Development for a Total of 16 Self-Contained Flats (10 x Two Bedroom Flats and 6 x One Bedroom Flats)**
- Planning Application submitted for a Further Six Flats (decision pending and Section 106 agreed)
- To be offered Individually as Three Separate Lots

Vacant Possession



To View

The property will be open for viewing every Monday and Wednesday before the Auction. Lot 39 between 11.15 – 11.45 a.m. Lot 40 between 11.45 a.m – 12.15 p.m. Lot 41 between 11.30 a.m – 12.00 noon. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Messrs Freemans Solicitors (Ref: HF). Tel: 0207 935 3522. Email: hf@freemanssolicitors.net

VACANT – Development Opportunity



Tenure

Long Leasehold.

Lots 39 and 40 are to be held on a new lease for a term of 999 years from completion at a peppercorn ground rent.

Lot 41 is to be held on a part 99 year and part 150 year lease from completion at a peppercorn ground rent.

Location

Walton Street (A413) is located off Exchange Street (A41). The property itself is situated on the east side of the road, between its junctions with Old Brewery Close and Exchange Street. Extensive shopping facilities can be found in nearby Friars Square Shopping Centre. Aylesbury Rail Station provides services to London Marylebone Station. The open spaces of Vale Park are within reach.

Description

The property comprises the Undercroft (Lot 39), office accommodation (Lot 40) and roof space (Lot 41) of a detached building arranged over ground and three upper floors. The properties will be offered as three separate lots.

Accommodation

Lot 39 – The Undercroft

Lot 40 – Office Accommodation

Lot 41 – Roof Space

Planning

Local Planning Authority: Aylesbury Vale District Council.

Tel: 01296 585858.

A schedule detailing the planning and permitted development consents and applications is set out below.

Rights of Pre-emption

The lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

NB. The freehold ground rent investment of the entirety of Kingfisher House is being offered separately in the auction as Lot 42.

Lot	Accommodation	Planning
39	Undercroft Area	Planning permission (Ref: 16/02217/APP) was granted on 19th February 2018 for 'Infill development of the ground floor undercroft area to provide 3 x one bedroom and 1 x two bedroom flats'
40	Office Space	Permitted development prior approval (Ref: 16/02146/COUOR) was granted on 4th August 2016 for 'change of use from Class B1 office to 4 self-contained flats. Once developed the flats will comprise 2 x two bedroom and 2 x one bedroom flats'
41	Roof Space	Planning permission (Ref: 15/04105/APP) was granted on 22nd June 2016 for 'construction of additional floor of existing building to provide 8 flats. Once developed the flats will comprise 7 x two bedroom flats and 1 x one bedroom flat'. All flats have terraces. Planning permission (Ref: 17/00354/APP) was submitted on 1st February 2017 for 'Erection of additional storey at fifth floor level to provide 6 residential units including elevation alterations to the fourth floor extension' (Decision pending and Section 106 agreed)

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

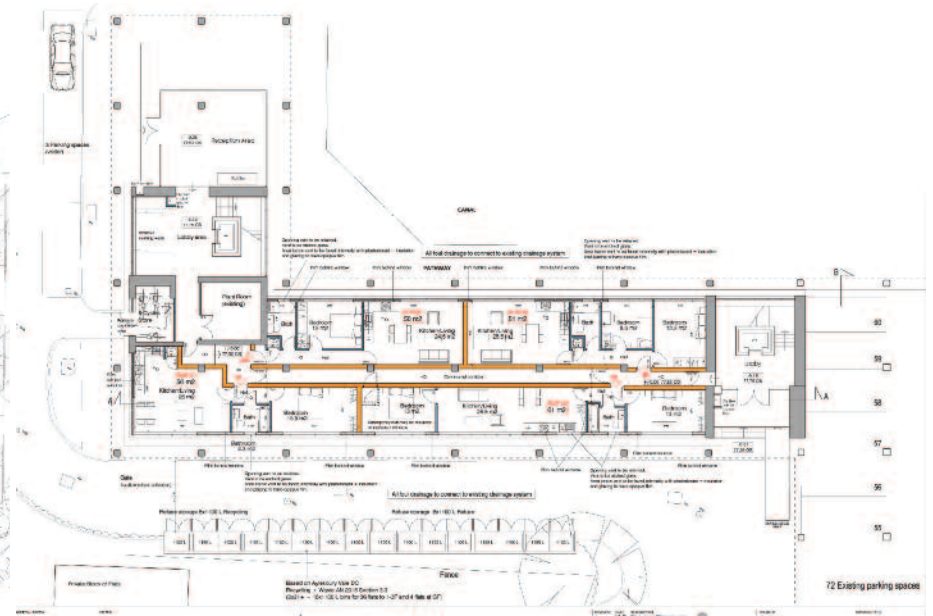
To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allisop.co.uk.

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

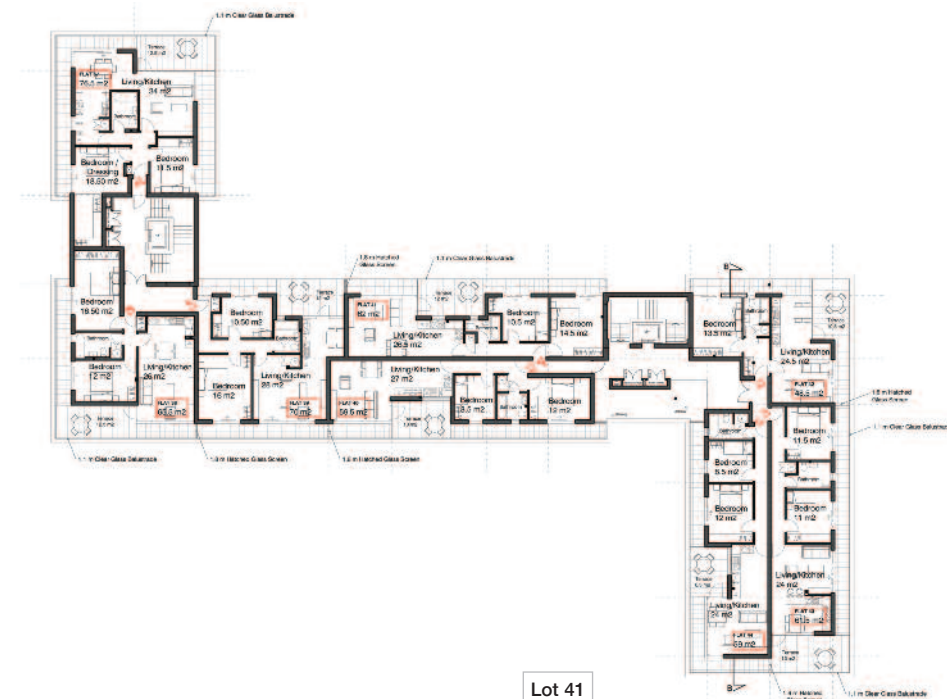
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



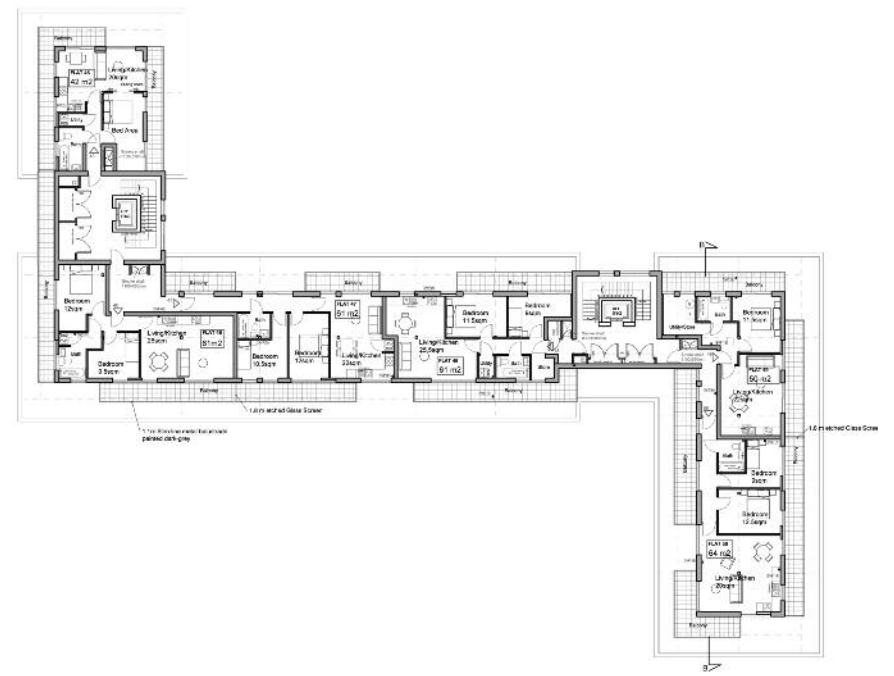
Lot 39



Lot 40



Lot 41



Proposed Floor Plans of additional fifth floor (decision pending)