



196 Clewer Hill Road Windsor Berks SL4 4DQ

An imposing property recently used as an HMO (house in multiple occupation) and may suit a variety of uses subject to usual consents.

For Sale freehold.



DESCRIPTION

A prominent period property lying to the West of Windsor arranged as eight rooms, two kitchens, six shower rooms and a detached garage. The property has an interesting planning history and may suit a variety of uses subject to usual consents.

LOCATION

Train stations include Windsor & Eton Central and Windsor & Eton Riverside, giving access to London Paddington (via Slough) and London Waterloo. The area is served by a number of popular schooling facilities for all ages and is convenient for the M4, M25, M3 and Heathrow Airport.

PLANNING

The property gained a planning consent for a change of use from a single dwelling to a house in multiple occupation together with single storey extension, bin and cycle store and alterations to access (retrospective) Planning ref no. 08/02357 dated 3rd October 2008

A further planning consent was granted on 23 Apr 2020 for Change of use from Sui Generis (large HMO) to C3 (2 X two bedroom dwellings and 2 X one bedroom flats) to include a single storey front extension, two storey side extension, first floor rear extension, alterations to fenestration, new vehicular access, associated parking and landscaping with bin and cycle storage. This consent has lapsed and was not implemented.

We recommend that you make your own investigations relating to planning and use via: <https://www.sbcplanning.co.uk/>

FLOOR PLAN (for illustrative purposes only)

Clewer Hill Road SL4

Approximate Gross Internal Floor Area = 219.4 sq m / 2362 sq ft

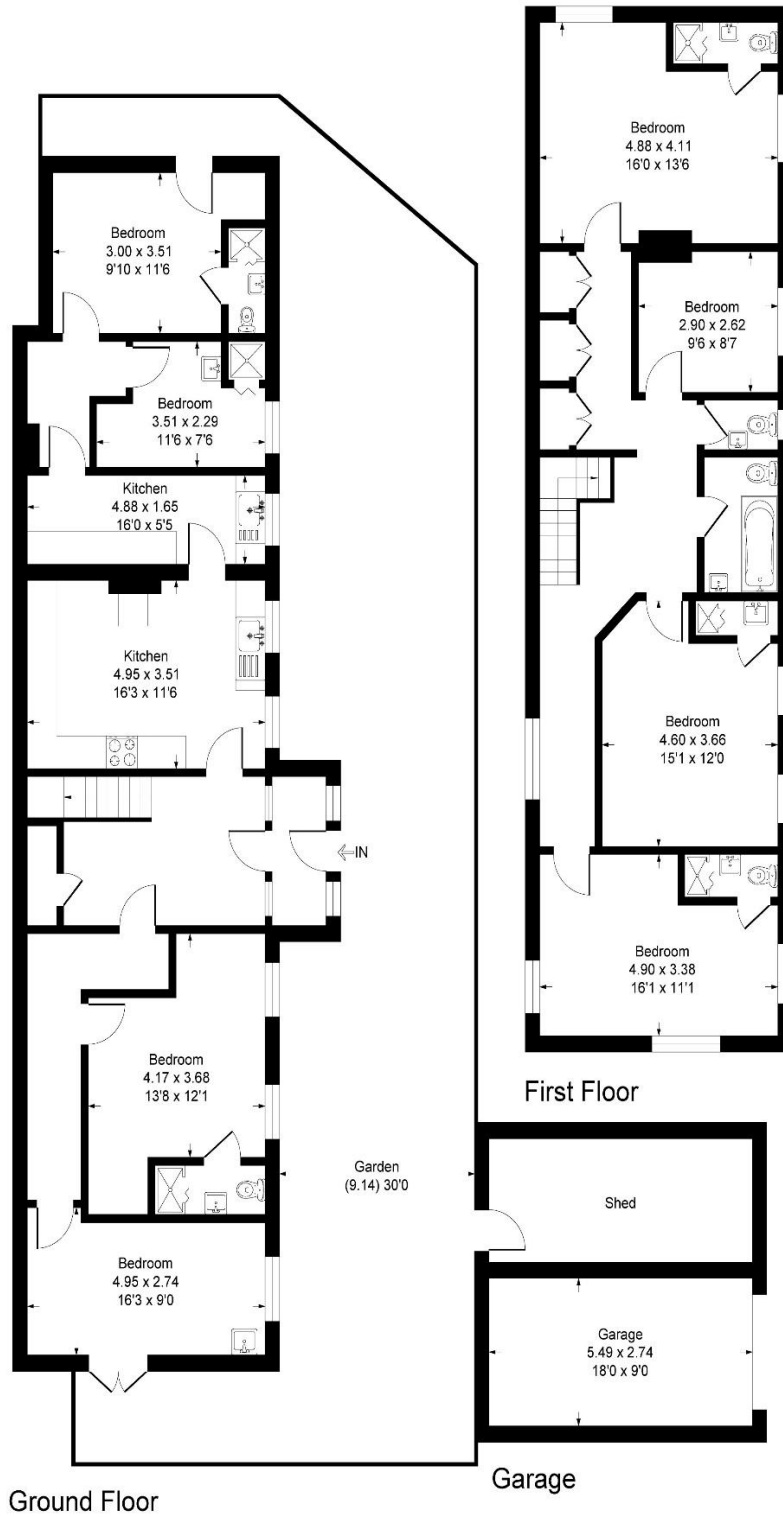


Illustration for identification purposes only, measurements are approximate, not to scale.

HMO Licence

We are verbally advised that the Sellers have submitted an application for the HMO licence. Further details are available on request.

Please note that a new application by the Buyer will also be required if the current use is to continue.

EPC (asset ratings)

Energy rating 61D (copy of the energy performance certificate available on request)

COUNCIL TAX

The property is currently subject to council tax (Band G)

TENANCY.

The property may be sold with vacant possession.

TERMS

The preferred method of sale is unconditional albeit any conditional proposals may be considered. The price is £799,000 subject to contract & vacant possession.

VAT

All figures are quoted exclusive of VAT (if/where applicable). We are verbally advised that VAT is not currently applicable.

VIEWING

Strictly by appointment via Focus Commercial, telephone 01753 770124.
kevin.nee@focuscommercial.com

LIMITATIONS Measurements are for guide purposes only and are offered for the purpose of assisting any prospective purchaser in deciding whether to visit the property. Some sizes are taken from historic documents and are not guaranteed. We recommend interested parties check the planning history via <https://www.sbcplanning.co.uk/>
Floor plans are only for illustrative purposes.