

Development for sale – Ascot

Excellent development opportunity at 152 New Road, Ascot, Berks SL5 8QH

- Prime residential development site in a much favoured Berkshire location
- Planning permission has been granted for the construction of 14 three and four bedroom houses
- No requirement for affordable housing or CIL
- Site area of approximately 1.15 acres
- Closing date for offers 12 noon Friday 9th October 2015

Development managed by

ashville



Sat Nav: SL5 8QH

LOCATION

The site lies to the north west side of New Road in a very established residential location close to Ascot Racecourse and Ascot High Street. Ascot is one of Berkshire's most desirable locations and benefits from excellent road links with easy access to the M3, A(329)M, M4 and M25. In addition, Ascot Railway Station provides frequent services to Reading, London Waterloo and Guildford. Local schooling is well catered for with many renowned private schools all within close proximity. Ascot High Street provides a good range of local amenities as well as many cafes, restaurants and bars.

DESCRIPTION

The site comprises a detached dwelling on a generally flat, rectangular shaped plot of approximately 1.15 acres. The immediate vicinity is characterised by Edwardian detached and semi-detached homes. To the rear of the site is well established mature woodland with open countryside, all within the Green Belt.

OFFER PROCEDURE & CONDITIONS OF SALE

The site is offered for sale by informal, non-binding tender, with the vendor reserving the right not to accept the highest offer or any other offer received. The vendor also reserves the right to withdraw the site from sale at any time prior to contract.

- A) All offers should be submitted to Mr. J Dummett, Romans Land & Development, Crowthorne House, Nine Mile Ride, Wokingham, Berkshire, RG40 3GZ.
- B) Offers should be received no later than 12 noon on Friday 9th October 2015.
- C) Fax and email offers will be accepted as long as they are supported by hard copy in the post thereafter.
- D) A deposit of 10% of the sale price will be paid upon exchange of contracts. Contracts are to be exchanged within 21 days of receiving draft documentation.

- E) Completion to take place simultaneously or within seven days thereafter.

PLANNING

The property has planning permission for "erection of eight 3 bedroom and six 4 bedroom houses with associated amenity space, parking and landscaping following demolition of existing dwelling".

The planning was granted by Bracknell Forest Council (www.bracknell-forest.gov.uk) on 30th September 2013 with the application reference being 12/00593/FUL.

AFFORDABLE HOUSING

No affordable housing is required under the existing planning permission.

Please also note, no CIL payment required.

INFORMATION PACK

A CD Rom is available upon request and includes title documentation, planning permission, planning drawings, S106 planning obligations and site surveys.

VAT

We are not aware of any liability for VAT.

TENURE

The site is to be sold freehold with vacant possession.

SERVICES

Interested parties should make their own enquiries with the relevant statutory authorities.

LEGAL COSTS

Each party is responsible for their own legal and professional costs. The vendor shall not be responsible for any abortive costs incurred by the interested party.

VIEWING ARRANGEMENTS AND ENQUIRIES

All viewings are strictly by prior arrangement.

All enquiries should be directed to:

Jonathan Dummett
Tel: 01344753235
Mob: 07884071319
Email: jdummett@romans.co.uk

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