

# CONSENTED RESIDENTIAL DEVELOPMENT SITE FOR SALE

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

LAND TO THE EAST OF 1 ALEXANDRA ROAD, SLOUGH SL1 2NQ

SITE AREA: 0.07 ACRES APPROX.



These particulars are intended to give a fair description but their accuracy isn't guaranteed & they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

## LOCATION

The site is situated to the rear of the south side of Chalvey Road, close to the junction with Alexandra Road.

Slough main line railway station is situated approximately 1.4 miles to the north east of the site. There is also easy access to The Bath Road to the north and the M4 to the south, offering easy access to central London.

## DESCRIPTION

The property comprises single storey warehouse and garages which has been adapted over time to meet the needs of the current occupier.

The site extends to approximately 0.07 acres with the buildings occupying 24% site coverage

## PLANNING

Reference: P/00114/008  
Planning Permission Granted 04/11/2021

For the demolition of existing garages and the construction of 1no. two bedroom and 2no. one bedroom flats.

## BUSINESS RATES

2017 Rateable Value: £4,287.  
2023 Rateable Value: £5,900

We recommend contacting Slough Borough Council to confirm.

## ACCOMMODATION

*Approximate site area:*  
0.07 Acres (0.02 Hectares)

The following internal measurements have been taken from the VOA:

Workshop & Premises : 80 sqm (863 sq. ft)

## ENERGY PERFORMANCE RATING

To be confirmed

## TENURE

Freehold Title Number BK109558 with vacant possession.

## VAT

We have been advised that the property is not elected for VAT.

## PRICE

Unconditional offers are invited in the region of £300,000.

## VIEWING

Strictly by appointment through Sole Agents.

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