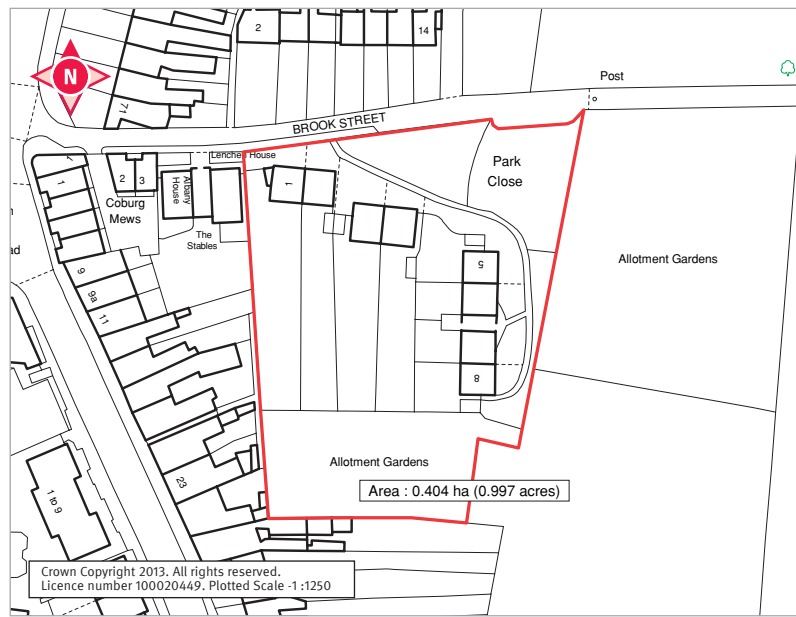


1-8 PARK CLOSE, BROOK STREET, WINDSOR, SL4 2AB

Investment / Development opportunity

- ◆ Leasehold disposal with vacant possession – site is surplus to requirements
- ◆ 6x2 bedroom cottages (796 to 883 sq ft) and 2x3 bedroom cottages (968 to 990 sq ft)
- ◆ C3 Residential Use
- ◆ Land: 1 acre (0.40 ha)
- ◆ Buildings: 6,996 sq ft (649.9 sq m) GIA



1-8 PARK CLOSE, BROOK STREET, WINDSOR, SL4 2AB

Location

The property is located in the Royal Borough of Windsor and Maidenhead, 25 miles from central London with easy access to both the M4 and national rail links.

Journey times into central London are c. 40 minutes by car and 45 minutes by the regular train service (via Slough).

Park Close is located on a cul-de-sac 'Brook Street' just under half a mile south east of Windsor town centre and Windsor & Eton Central Railway Station. Brook Street ends in a path which leads directly onto the northern end of the Long Walk, the famous 2.7 mile path which runs from Windsor Castle south to Snow Hill.

Description

1-8 Park Close comprises eight 1950s cottages arranged in an attractive landscaped setting.

The properties comprise two pairs of semi-detached cottages and a terrace of four further cottages. Six of the cottages have two double bedrooms and two have three double bedrooms. Each is arranged over ground and first floors with a bathroom, lounge and kitchen with flooring generally carpeted or laminated, sash windows and painted walls. A schedule of accommodation is included below.

Each cottage has a private rear garden and a small car park provides one parking space per unit.

The properties are bordered to the north by period semi-detached houses, to the east by allotments and the Long Walk, to the south by allotments and gardens and to the west by Victorian terrace houses fronting King's Road.

Legal Title & Tenure

The property is held leasehold for a term expiring in March 2051. The freehold is owned by The Crown Estate, the annual rent is £60p.a. and there appears to be no restrictions on assignment or subletting. A copy of the lease and all pertinent legal information is available on the dedicated website.

The property is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

Planning

The current lawful planning use of the buildings is considered to be C3 Residential Use.

Areas

The site extends to 1 acre (0.40 ha) and the buildings extend to 6,996 sq ft (649.9 sq m) GIA. Floorplans are available at the dedicated website.

Schedule of Accommodation

Unit	Floors	GIA (sq ft)	Description
1	Ground / First	796	2 bed, bath, kitchen, lounge
2	Ground / First	797	2 bed, bath, kitchen, lounge
3	Ground / First	883	2 bed, bath, kitchen, lounge
4	Ground / First	796	2 bed, bath, kitchen, lounge
5	Ground / First	883	2 bed, bath, kitchen, lounge
6	Ground / First	968	3 bed, bath, kitchen, lounge
7	Ground / First	990	3 bed, bath, kitchen, lounge
8	Ground / First	883	2 bed, bath, kitchen, lounge
TOTAL		6,996	

Fixtures and Fittings

Any items of furniture or other items left in the properties will become the responsibility of the purchaser on completion.

Services

It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for the property.

EPCs

The EPCs are available on the dedicated website.

Inspection

The property may be inspected by prior appointment through the Vendor's sole selling agents, Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

Method of Sale

The long leasehold interest is offered for sale by informal tender. Interested purchasers will be required to complete a bid form, which can be found on the dedicated website. Please refer to the dedicated website for information on the method of sale and bidding procedure. It is essential that the tender procedure is strictly followed, to ensure that your bid is compliant. The deadline for bids is 12 noon on Friday 18 October 2013.

Forward Sale Clawback

The sale contract will include a "forward sale clawback" awarding 50% of any uplift to be paid to the Metropolitan Police Service if the site as a whole or in parts (but not any individual units) is sold within 5 years without planning permission. If the site is sold on with planning permission then the clawback will be 50% of the uplift in the site value at the date of the sale discounting any increase in value due to the planning permission or capital improvement to the property.

Tender Procedure

Bids must be received at these offices by 12 noon on Friday 18 October 2013. The bids will be sent unopened to the MPS immediately after this time. Late bids will not be accepted.

Bids should be delivered by post (preferably registered) or hand delivered to the vendor's selling agent: Knight Frank LLP, 55 Baker Street, London W1U 8AN Marked for the attention of Tom Scaife.

i. Wording on the envelope

All bids should be sealed and marked "Met Police Tender – Park Close" in the top left hand corner of the envelope but there should be absolutely no markings which could identify the bidder.

ii. Opening Procedure

All bids received will be sent unopened to the Metropolitan Police Service's Procurement Department for opening and logging. If the bids are not received in the correct format, or by the deadline above, they may be invalidated as being non-compliant. Please note faxed or emailed bids will not be accepted, even if these are received before the deadline.

iii. Purchaser Notice

The vendor, in its absolute discretion, does not undertake to accept the highest nor any offer received.

Further Information

Please visit our website: www.inst.knightfrank.com/view/park
Password: **close**

VAT

The property is not elected for VAT.

Guide Price

Offers are invited for the leasehold interest, with bidders strongly encouraged to consider planning clawback and sales overage. Please see bid form for more details.

Contact

For further information or viewings:

Tom Scaife (tom.scaife@knightfrank.com) 020 7861 5429

Plans/Areas

The floorplans/plans have been produced whilst our client has been in occupation. Therefore, access has not necessarily been available whilst the plans were compiled, therefore their accuracy cannot be guaranteed. The purchaser/s shall be deemed to be satisfied as to the extent of the property through their own inspection/ investigation. Any error or mis-statement within the particulars or other information provided shall not annul the sale nor entitle either party to compensation in respect thereof.

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated: August 2013. Photographs dated: August 2013.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Energy Performance Certificate

1, Park Close, WINDSOR, SL4 2AB


Dwelling type: Semi-detached house
Date of assessment: 31 July 2013
Date of certificate: 01 August 2013

Reference number: 7398-8021-7223-1527-0980
Type of assessment: RdSAP, existing dwelling
Total floor area: 74 m²

Use this document to:

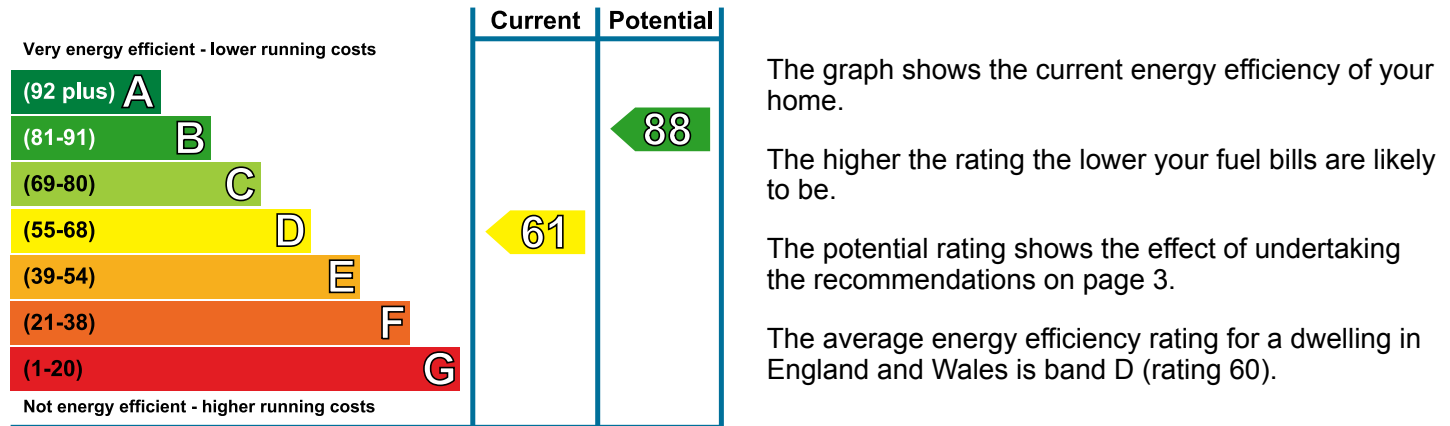
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,394
Over 3 years you could save	£ 990




Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 132 over 3 years	
Heating	£ 1,812 over 3 years	£ 1,035 over 3 years	
Hot Water	£ 345 over 3 years	£ 237 over 3 years	
Totals	£ 2,394	£ 1,404	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 90	
2 Cavity wall insulation	£500 - £1,500	£ 378	
3 Floor insulation	£800 - £1,200	£ 96	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.