

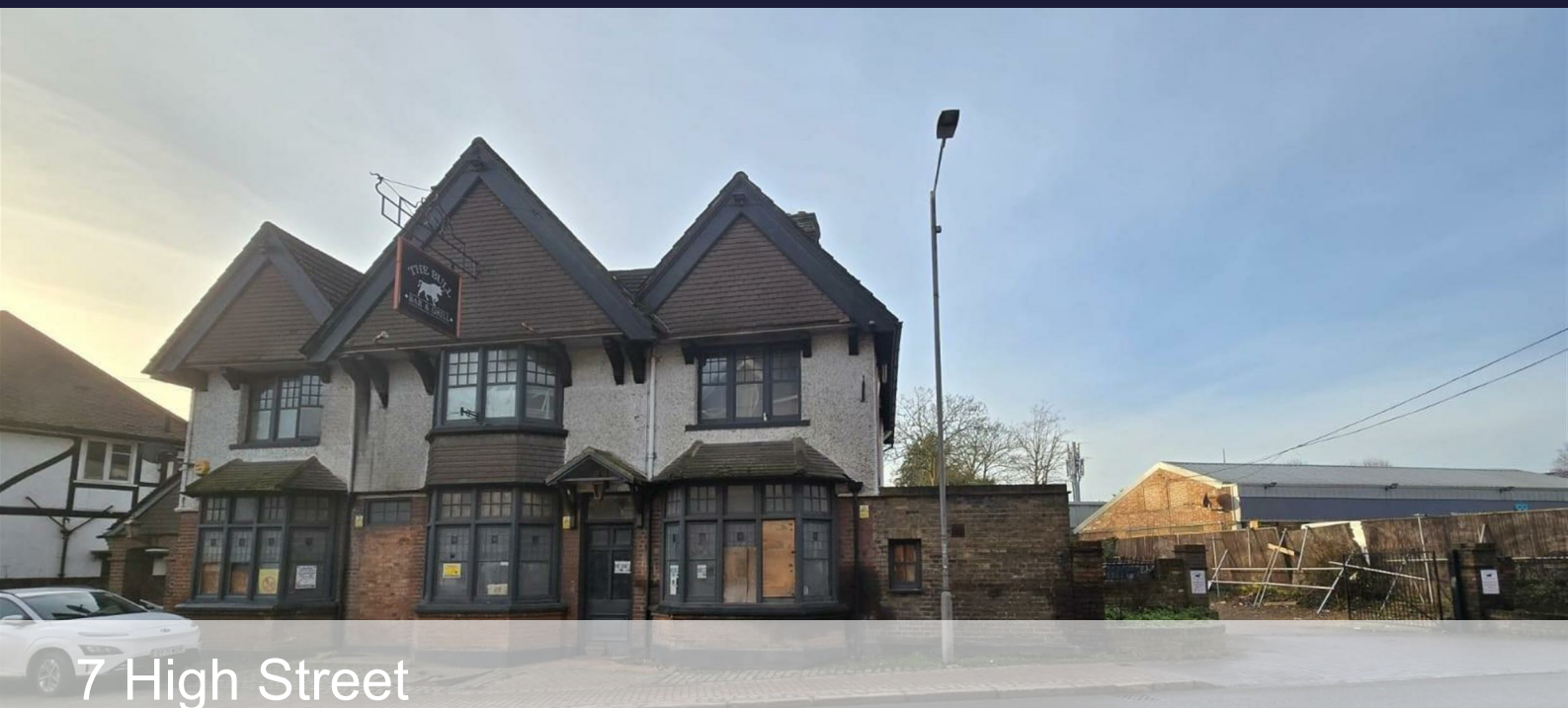


MOVE INN ESTATES

MAKING THE RIGHT MOVE



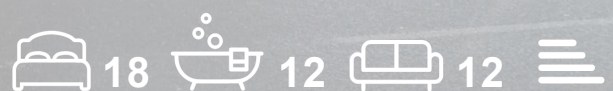
7 High Street, Iver, SL0 9ND



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Offers In The Region Of £1,950,000



DESCRIPTION



Move Inn Estates is delighted to offer this fully approved residential development opportunity in the heart of Iver Village. Situated on 0.26 acres (1,037 sqm) within the Local Shopping Centre and Conservation Area, this site has full planning permission (PL/20/2498/FA) for the creation of 12 residential units, comprising six two-bedroom apartments, six one-bedroom apartments, and two duplex units converted from the existing stables. Additionally, a new three-storey building will provide four further flats, and a timber outbuilding will be converted into a bike store.

For investors seeking additional potential, there are plans already drawn up to expand the project to 17 units. The site also generates immediate rental income, including £2,600 per month from an existing five-bedroom flat, £700 per month from ground-floor storage, and £800 per month from car park storage.

Planning obligations include an S106 contribution of approximately £28,000 and a CIL charge of £75,680.37. With strong rental demand, excellent transport links, and potential for further development, this is a rare and high-yield opportunity for investors and developers.

Located just one mile from Iver Station (Elizabeth Line/Crossrail), the site offers excellent commuter links and is positioned close to local amenities. The development benefits from vehicular access from High Street with 15 designated parking spaces, including visitor and disabled bays.

For more information or to arrange a viewing, contact Move Inn Estates today.



KEY FEATURES



- Generous Plot – Spanning 0.26 acres (1,037 sqm), with ample space for modern living.
- Convenient Parking – A total of 15 parking spaces, including visitor and disabled parking.
- Excellent Location – Situated on Iver High Street, offering easy access to local amenities.
- Commuter Friendly – Only 1 mile from Iver Station, providing quick links to London via Crossrail.
- No Chain – Available for purchase immediately.



FLOOR PLAN



Viewing

Please contact our Move Inn Estates - Sales Office on 0208 574 4966 if you wish to arrange a viewing appointment for this property or require further information.

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