

For Sale

Former Police Station, Trelawney Avenue, Slough, SL3 8RL



- Located a mile south of Langley Railway Station providing connections to the Elizabeth Line;
- Site extends to c. 0.55 acres (0.22 hectares);
- Comprises a former three storey police station and garages;
- Benefits from planning consent for a residential led scheme;
- Freehold interest available;
- Unconditional and STP offers invited.

The Opportunity

The Former Police Station represents an excellent development opportunity located just a short drive from Slough town centre and the M4 motorway.

The site comprises 0.55 acres (0.22 hectares) of a vacant former three storey police station and garages, which benefits from a planning consent for a residential scheme.

Location

The site lies on the junction of Trelawney Avenue and Langley High Street approximately 2.7 miles south east of Slough town centre.

The site benefits from good transport links. Langley Station is approximately 1 mile north of the site and provides direct services into London (via the Elizabeth Line), and via Slough Station to Reading and Oxford. Junction 5 of the M4 motorway is approximately 0.5 miles south of the site.

The site sits within a predominantly residential area. There is a selection of convenient shops to the south of the site. Kedermister Park is approximately 0.5 miles west.

Tenure

The site is owned freehold by Slough Borough Council, under the Registered Titles BK433851, BK433729 and BK433830. The site will be sold freehold with vacant possession.

All interested parties should make their own legal enquiries.

Description

The site comprises a three storey brick building (former Police Station) and 40 single storey garages.

The property was previously used by Thames Valley Police and has been vacant for a number of years.

Site Area

The site extends to 0.55 acres (0.22 hectares).



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Planning

The site is located within the administrative boundary of Slough Borough Council.

The site does benefit from an existing planning permission (title number: P/08979/002) granted in November 2020 to convert the former police station to residential accommodation (10 x studio units), construction of 2 x 3 bedroom and 1 x 2 bedroom family units and a 1 x 6 bedroom HMO unit.

Further Information

We have been provided with the following information which will be made available via the Avison Young website:

- Floor Plans
- Asbestos Survey
- Topographical and Utilities Survey
- Title information

To access this information please click on the link below:

<https://www.avisonyoung.co.uk/properties/-/property/detail-112843>

VAT

VAT if applicable will be charged at the standard rate.

Viewing

Viewing days are by appointment only through Avison Young and will be offered within the following guidelines

- Viewings at the property will only be on set days and by appointment only.
- Should you wish to arrange an appointment to

view, please contact a member of the project team using the contact details provided.

Tender Process

The site is being marketed for sale by way of an open informal tender process. Unconditional and subject to planning offers are invited for the freehold interest, subject to contract.

Offers must be submitted on a specific bid proforma available from Avison Young upon request and sent via e-mail only to james.warner@avisonyoung.com

Offers must be received no later than **12 noon Tuesday 14th March 2023.**

For further information please contact:

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Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include.

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.