Freehold Development Opportunity 47-49 High Street, Eton

Windsor – SL4 6BL



Freehold Development Opportunity

47-49 High Street, Eton, Windsor SL4 6BL

Offers in excess of £1,250,000 (excl)





BWP Commercial Property Ltd 12a Hart Street Henley-on-Thames Oxfordshire RG9 2AU

Location:

47-49 High Street, Eton is a historic building situated in the centre of the village of Eton and within a short walk of the River Thames and Windsor.

Eton is home to the world famous public school, Eton College, and has a number of many fine buildings. Its attraction as a residential location is that it offers the advantages of a small and compact village with proximity to the shops, theatre and restaurants of Windsor town centre which are situated just a few minutes walk across the River Thames.

Windsor and Eton Riverside station is five minutes walk from the subject property providing a regular and direct service to London Waterloo. Heathrow Airport is 20 minutes drive from the property.

Description:

The property which is a former Tavern dates back to the 12th Century and being Grade 2* listed is of specific historical importance. It is currently fully stripped back to shell condition and has the benefit of full planning permission for a mixed residential and commercial scheme including some new build to the rear of the plot.

Planning Consent:

Planning permission has been approved for conversion of the existing building creating a Tavern/Pub at ground floor level fronting the High Street with 5 ensuite bedrooms above.

To the rear of the property there is consent for 2 town house units together with a further 7 bedroom suites in a new build Mews located at the rear of the site. All accommodation is to be occupied in association with the tavern as holiday accommodation/short term lets.

Planning Reference:

23/01384/FULL

<u>https://publicaccess.rbwm.gov.uk/online-</u> applications/applicationDetails.do?keyVal=RVSD4KNII PP00&activeTab=summary

Title No: BK153311

VAT:

Not elected for VAT.

Proposal:

We are instructed to offer the Freehold for sale on an unconditional basis and asking for offers in Excess of £1,250,000 exclusive of VAT. Subject to Contract.



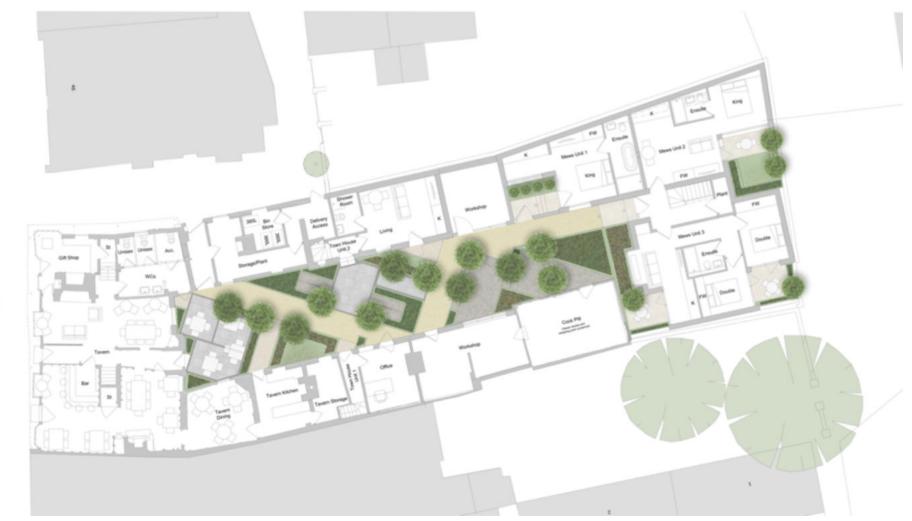
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Proposed Ground Floor



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Proposed First Floor:



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Stocks







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Accommodation Schedule:

| Description | NIA Sqm | NIA sq ft | Description | NIA Sqm | NI |
|-------------------|---------|-----------|--|--------------|--------|
| Half Wealdens: | | | Commercial Units: | | |
| 1 bed | 21.8 | 235 | Tavern | 103.6 | 1,1 |
| 1 bed | 10.8 | 116 | Gift Shop | 10.2 | 11 |
| 1 bed | 13.9 | 150 | | | |
| 1 bed suite | 25.7 | 277 | | | |
| 1 bed suite | 29.2 | 314 | TOTAL COMMERCIAL | 113.8 | 1,22 |
| Town Houses: | | | Other Accommodation: | | |
| 2 bed | 59.2 | 637 | | | |
| 2 bed | 66.3 | 714 | Workshop | 32.6 | 35 |
| | | | Cock Pitt | 21.2 | 228 |
| Mews Units: | | | Public W/Cs | 13.6 | 14 |
| 1 bed | 24.3 | 262 | TOTAL OTHER | 67.4 | 72 |
| 1 bed | 31.2 | 336 | | | |
| 2 bed | 41.4 | 446 | | | |
| Studio/living | 21.5 | 231 | | | |
| Studio/living | 17.2 | 185 | | | |
| Studio/living | 17.9 | 193 | | | |
| Studio/living | 18 | 194 | The property has a total | NIA of 579.6 | sqm (6 |
| TOTAL RESIDENTIAL | 398.4 | 4,288.5 | NB. Information provided by the Vendor, not measured by BWP Commer | | |
| | | , | Property. | | |



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