



For Sale

1, 2 & 3, Fairfield Place, Farnham Royal,
Buckinghamshire, SL2 3FG

A fully-let Freehold investment opportunity comprising three detached properties situated within a gated complex in an affluent Buckinghamshire village

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Highlights



Three substantial, detached dwellings set within a **private gated development**



Located within an affluent, semi-rural commuter village in **Buckinghamshire**



Potential maximum contracted income of **£179,760** with further asset management potential



Total combined GIA of **653.25 m2 / 7,032 sq ft**



Excellent transport links from Slough with a fastest journey time of **14 minutes** into **London Paddington**



The **M4 (J6)** is 2.8 miles to the south and the **M40 (J2)** is 3.8 miles to the north



Offers are invited in excess of **£2,500,000** for the Freehold interests.



Location

The properties are located in the affluent Buckinghamshire village of Farnham Royal. The location is popular amongst commuters given its close proximity to popular employment locations including Slough, Maidenhead and Central London.

Farnham Royal is approximately 3 miles north-west of Slough, 5.5 miles north-east of Maidenhead and 22 miles to the west of Central London.

The M4 is approximately 2.8 miles to the south at J6 and the M40 is 3.8 miles to the north at J2.

Description

The properties are situated within a gated development comprising four detached houses with construction completed in late 2018.

Each property has a similar internal configuration, with unit 2 benefitting from an additional single garage. The accommodation comprises as below for all three properties:

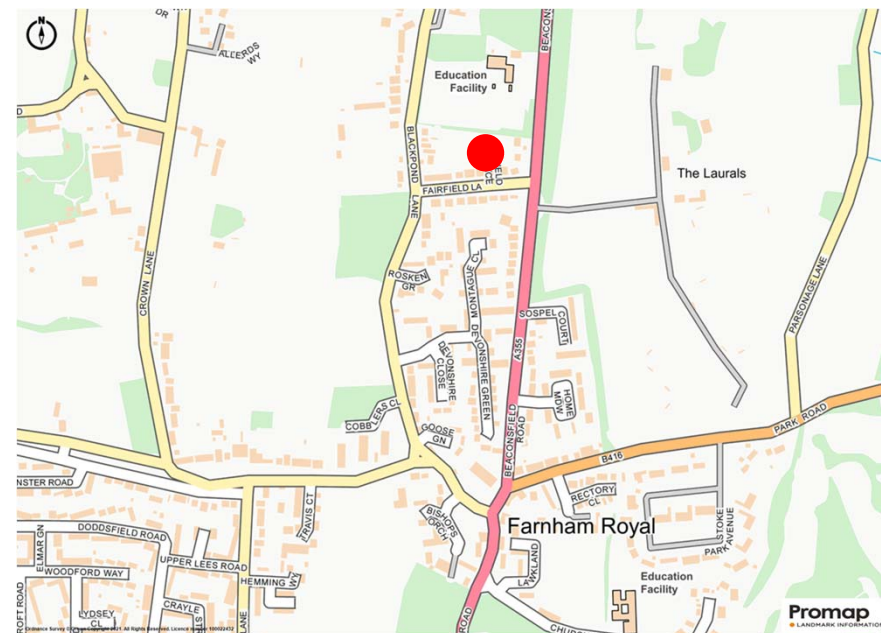
Ground Floor: Reception room, large open plan kitchen / dining room with additional lounge, study, utility room, WC. Approximate internal floor area is 95 sq. m / 1,023 sq. ft

First Floor: Four bedrooms (two with en suite and one with dressing room), bathroom. Approximate internal floor area is 78.5 sq. m / 845 sq. ft

Second Floor: Bedroom (with en suite and dressing room) and large storage room. Approximate internal floor area is 44.25 sq. m / 476 sq. ft

External: Front garden / drive way, rear garden, single garage which is approximately 17.75 sq.m / 191 sq. ft (no. 2 only)

Unit	Ground		Garage		First		Second		Total	
	Sq m	Sq Ft	Sq m	Sq Ft	Sq m	Sq Ft	Sq m	Sq Ft	Sq m	Sq Ft
1	95	1023	0	0	78.5	845	44.25	476	217.75	2,344
2	95	1023	17.75	191	78.5	845	44.25	476	235.50	2,535
3	95	1023	0	0	78.5	845	44.25	476	217.75	2,344
Please note that the Agents have not measured the property and are relying on floorplans provided by the vendor.									Total	671.00
										7,223



Unit	Tenant	June Rent	July Rent	August Rent	September Rent	October Rent	Potential contracted monthly rent	Potential contracted Rent PA	Lease Start	Lease End
1	Private Individual	£2,500	£2,500	£2,500	£2,500	£2,500	£2,500	£30,000	November 2021	November 2022 ⁽¹⁾
2	Independent Housing UK Ltd	£4,800	£5,760	£1,920	£3,600	£2,880	£6,240 ⁽²⁾	£74,880 ⁽²⁾	19/10/2020	19/10/2025 ⁽³⁾
3	Independent Housing UK Ltd	£5,760	£9,600	£6,720	£5,382.86	£4,800	£6,240 ⁽²⁾	£74,880 ⁽²⁾	19/10/2020	19/10/2025 ⁽³⁾

(1) We understand vacant possession is being pursued. The property will be sold subject to any tenancies that may or may not exist upon completion.

(2) The maximum potential rent is based on £240 per tenant per week, payable monthly in arrears in respect of the actual occupational status of the previous month. Both unit 2 & 3 have capacity for 6 tenants.

(3) Please refer to the leases within the dataroom for details on the mutual break clauses and other lease specifics

We have been provided the historic rent by the Receivers which have been given in good faith, however, the Receivers act without personal liability



Current tenants

Unit 1 is currently occupied on an Assured Shorthold Tenancy, however we are informed by the vendor that Vacant Possession is being pursued.

Units 2 and 3 are currently leased to Independent Housing UK Ltd ('IHL').

IHL is a registered charity and not-for-profit. IHL provides supported living accommodation to adults with a learning disability, mental health problems, acquired brain injury and associated physical disabilities. (www.ihl_uk.com).

IHL have a Creditsafe rating of A (90).

Please refer to the dataroom for copies of the leases and historic rental payments.



	2020	2019	2018
Turnover	£2,800,434	£1,548,702	£1,582,810
Pre Tax Profit	£198,307	£58,513	- £78,648
Shareholder's Funds	£522,020	£323,713	£265,201
# of Employees	7	7	9
Source: Creditsafe			

Service charge

We understand there are contributions towards the maintenance of the communal driveway of £600 p.a.



Planning

We understand that the property benefits from C3 use although would encourage interested parties to make their own enquiries with the local authority to satisfy themselves regarding the existing use.

Tenure

Freehold under title numbers BM417942, BM419106 and BM418217.

Services

We understand the property is connected to all mains services including water, electricity, gas and sewerage.

Local Taxation

We understand that each of the properties are individually rated as Council Tax band 'G'. The local authority is South Buckinghamshire Council.

Interested parties should make their own enquiries with the Local Authority to verify this information.

EPC

Each property benefits from an Energy Performance Asset Rating of 86 (B).

Certificates are available within the dataroom.

Dataroom

A dataroom link is available containing relevant information including floorplans and title documents. Please contact the agents for access to the Dataroom.

VAT

We understand that VAT is not applicable.

Price

Offers invited in excess of £2,500,000 for the Freehold interest.

Legal costs

Each party is responsible for their own legal costs incurred in the transaction.

Sale by Receivers

The property is offered for sale on behalf of N Edwards and G Bushby, the Joint Fixed Charge Receivers ('the Receivers'). The Receivers offer no title or collateral warranties associated with this property or transaction. The Receivers act without personal liability.



If you would like to know
more please get in touch.

Matthew Southall
+44 (0)7887 987 409
matthew.southall@avisonyoung.com

Jamie Lamond
+44 (0)7903 056 581
jamie.lamond@avisonyoung.com

John Connolly
+44 (0)7845 050 433
john.connolly@bidx1.com



020 7895 1515

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- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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65 Gresham Street, London EC2V 7NQ

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