



Alpine Lodge, 3 Lower Road, Gerrards Cross, SL9 0NL

Offered for Sale on behalf of fixed charge receivers

Land with Planning Permission

GLPG

Offered for sale on behalf of fixed charge receivers is this land with an implemented planning consent to create 7 apartments in the affluent area of Gerrards Cross

- ▶ The site extends to approx. **0.34 acres** and is almost square in shape
- ▶ The site **was previously occupied by a two-storey residential unit**, which has now been demolished
- ▶ **The site has obtained planning permission to provide 7 apartments and 14 car parking spaces** on the lower-ground floor
- ▶ It is our understanding that the **planning permission has been implemented** and that **piling works have been carried out**
- ▶ The site is located **0.6 miles from Gerrards Cross Train Station**





Description

The site extends to approximately 0.34 acres and is situated on the western side of Lower Road in the affluent Gerrards Cross area.

The surrounding area is predominantly characterised by detached two-storey dwellings set within spacious plots, however, the adjacent site comprises a recently built residential development of apartments.

The site almost square in shape and has a gradient falling from west to east.

A planning consent has been implemented to create 7 apartments and it is our understanding that piling works have been carried out.

There is potential to submit a new planning application to re-design the scheme, subject to obtaining all necessary consents.

The property is for sale freehold by way of informal tender (unless sold prior) at a Guide Price of £1,250,000, subject to contract.

Images of the Existing



Location

The site is located in the affluent Gerrards Cross area, a town and civil parish in south Buckinghamshire, 19.3 miles (31.1 km) west-northwest of Charing Cross.

The town has a busy High Street with a wide range of shops, cafes, restaurants and a large Tesco and Waitrose. There is also an Everyman cinema in the town centre.

The area also benefits from many open green spaces, including East and West Common (0.6 miles and 0.9 miles respectively from the property)

The area has an excellent transport links. The site is 0.6 miles from Gerrards Cross Train Station, with a 36-minute journey into London Marylebone Station (Chiltern Railways).

Heathrow Airport is only a 17-minute drive from the property.

Key Distances

- **Waitrose & Partners Supermarket:** 0.4 miles
- **Tesco Superstore:** 0.6 miles
- **Gerrards Cross Station:** 0.6 miles
- **East Common:** 0.6 miles
- **Everyman Cinema:** 0.5 miles
- **St Mary's School:** 0.8 miles
- **Gerrards Cross Golf Club:** 1.4 miles
- **Chalfonts & Gerrards Cross Hospital:** 1.7 miles





Latchmoor Pond

West Common

East Common

Gerrards Cross Common Playground

GAIL's Bakery

Gerrards Cross Station

Tesco Superstore

Waitrose & Partners

Everyman Cinema

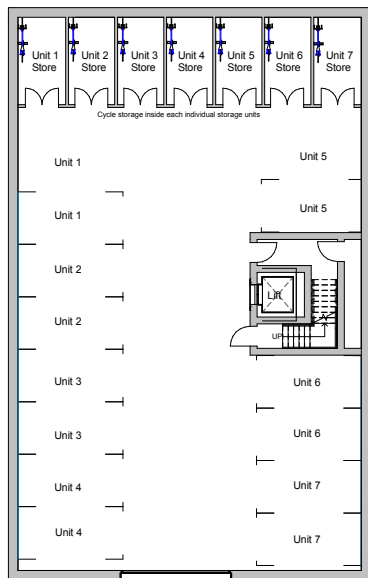
Alpine Lodge



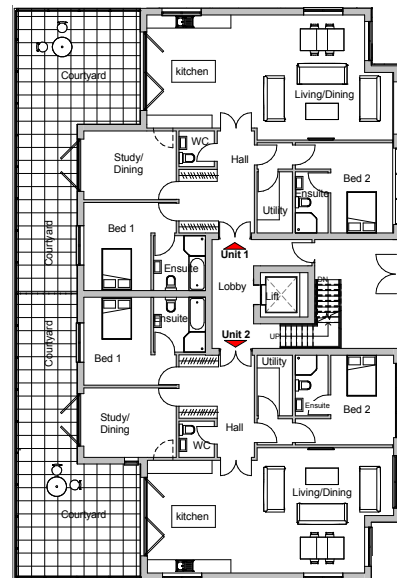
Planning

- The site has **obtained planning permission** (Ref: 14/02394/FUL - Buckinghamshire Council) to construct a **four-storey apartment block comprising seven apartments**, with a total proposed NIA of approximately 918.64 sqm (9,888 sqft)
- We understand that the **local authority has deemed the development as commenced** under appeal ref: 18/00820/CLUED (*see data room for further information*)
- If completed, the development would provide **14 parking spaces on the lower-ground floor**, a new vehicular access and associated landscaping
- It is our understanding that **piling works have been carried out on-site** and we **strongly encourage all interested parties to carry out their own due diligence to satisfy themselves on this point**
- It is our understanding that there is **no CIL**, however, there is a **S106 contribution of circa £120,000 outstanding** and will be the incoming purchaser's responsibility to pay to the local authority
- There is **potential to submit a new planning application to re-design the scheme**, subject to obtaining all necessary consents.

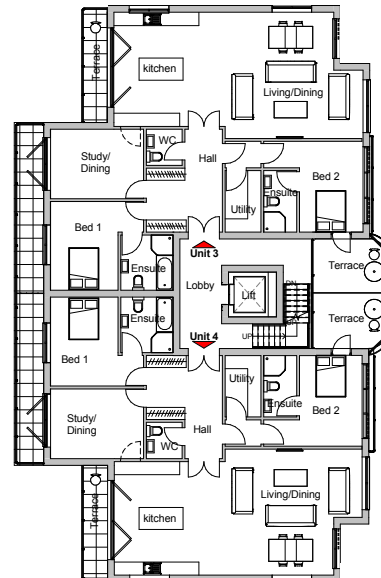
Proposed Floor Plans relating to the implemented scheme



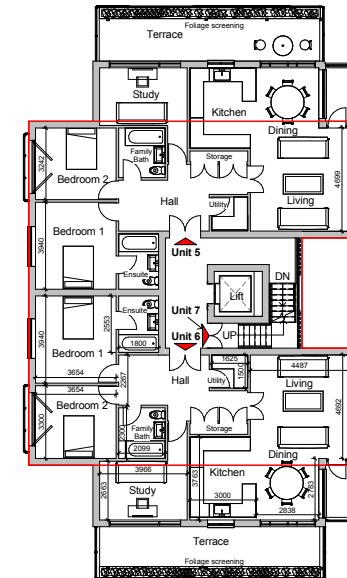
Lower-Ground Floor



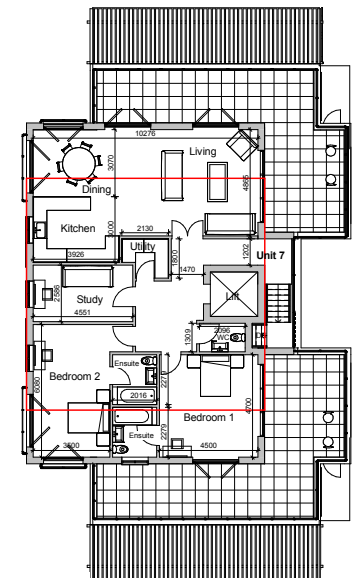
Ground Floor



First Floor



Second Floor



Third Floor

Method of Sale

The property is for sale freehold by way of informal tender at a Guide Price of £1,250,000, subject to contract.

VAT

It is our understanding that the property is not elected for VAT.

Further Information

Further information and associated documents can be found by visiting:

www.glpq.co.uk/alpine-lodge

Debt Advisory

GLPG's Debt Advisory Team, **GL Capital**, advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.

For more information, please contact the GL Capital team on 0203 336 7377 or email capital@glpg.co.uk.

Contact

For further information or to arrange an inspection, please contact the sole agent, GLPG or a member of our team below:

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

Marketing particulars produced by GLPG.