



PRICE GUIDE

£1,950,000

High Street

Iver, SL0 9ND

PROPERTY SUMMARY

Freehold Ex Public House with planning permission approved to convert the existing building and construct a 2 storey side extension to develop 12 Apartments, consisting of 6 x 1 beds & 6 x 2 bed flats, 12 parking spaces and 2 visitor bays. The property also benefits with mains connections currently on site.

The Gross internal area of the conversion will be 4650sqft and the new side extension will be 2714sqft.

The site is located in a prime location on the south side of the High street, in Iver Village. With local amenities on your door step, Ideal for commuters as Iver Train Station within walking distance, with links in to the City via the Elizabeth Line and Buses in to West Drayton and Heathrow Airport. Located close to M25/ M40 & A40.

Further development potential for the site to add an additional 5 flats across the second floor, with plans already drawn.

CIL - £28,000

S106 - £75,608

TOTAL GIA - 7362 sqft

0



0



0



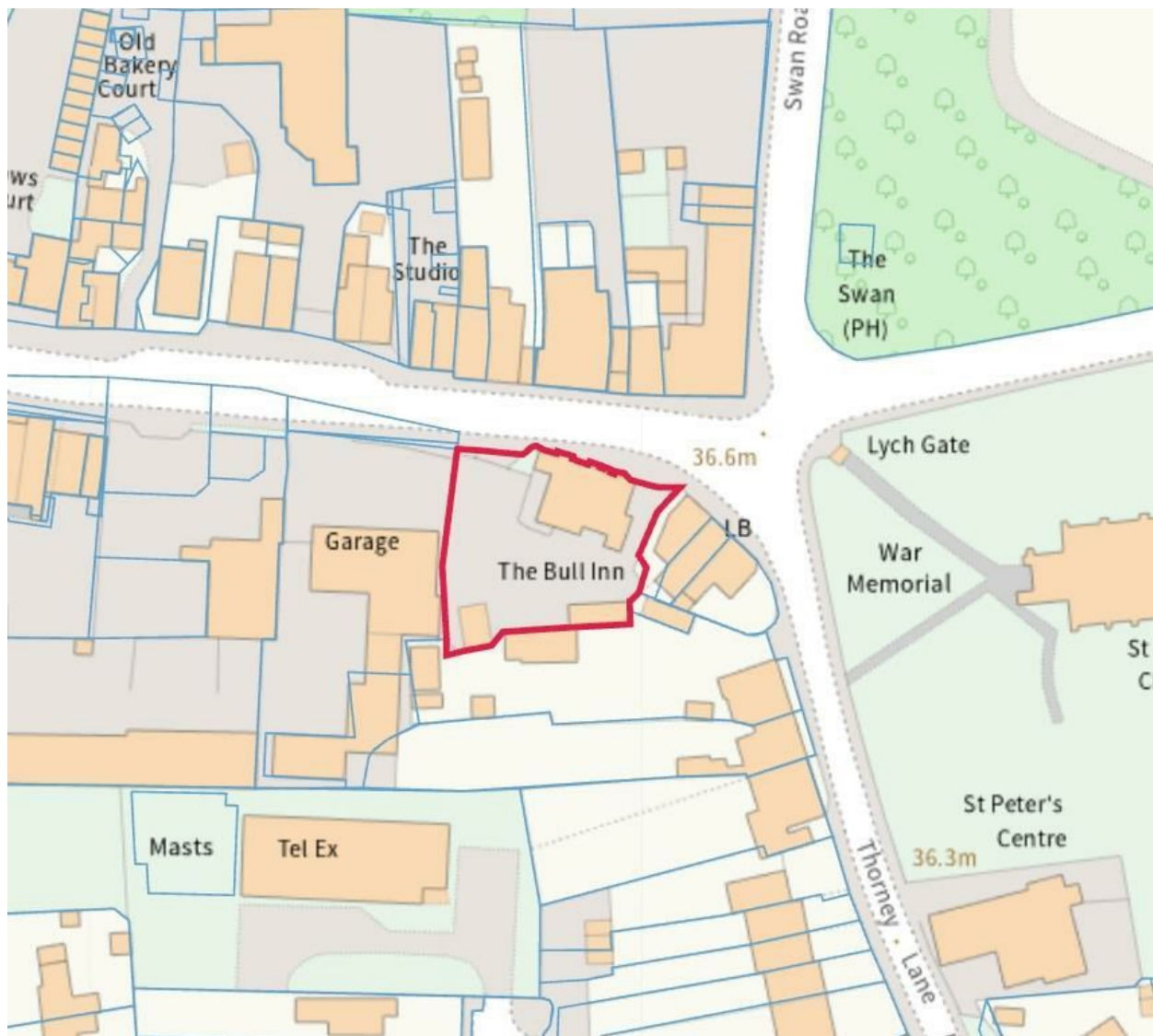


PROPOSED STREET ELEVATION (NORTH)



PROPOSED COURTYARD ELEVATION (SOUTH)





LOCAL AUTHORITY
South Bucks District Council

TENURE
Freehold

COUNCIL TAX BAND
New Build

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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