



6 Fairfield Lane

- Closed property with eight bedrooms
- All rooms are en suite with kitchenettes
- Variety of potential uses, STPP
- Recently totally refurbished
- Freehold or leasehold sale
- EPC rating C: GIA 176sqm

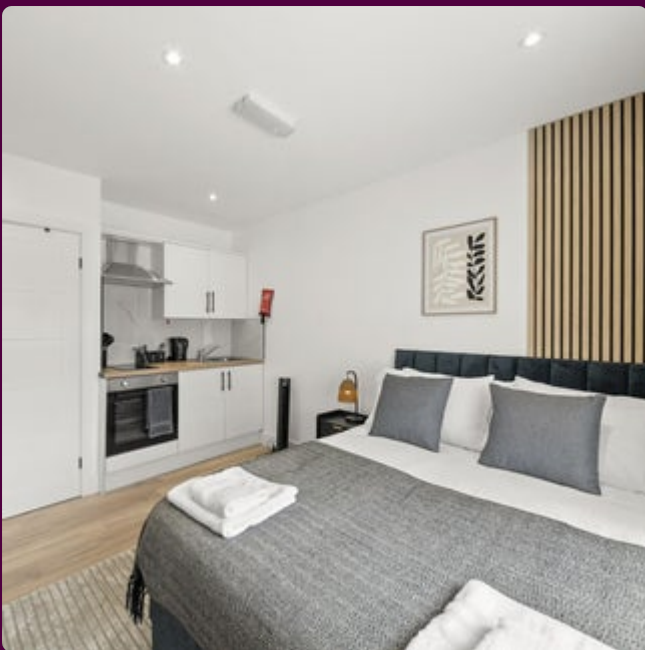
Farnham Royal, Slough, SL2 3BX

Freehold: £1,165,000

Leasehold: Nil premium

Annual Rent: £125,000

Ref: 3878411



DESCRIPTION

The property is a detached two storey dwelling which has been totally refurbished to a high standard offering eight bedrooms all of which have en suite wc and showers and kitchenettes. All kitchens include induction hobs, oven, sink and fridge freezer.

Three of the eight bedrooms have their own "front door" and can be accessed via directly the rear garden as well as through the home.

The property currently has C2 planning use for seven

although there are eight bedrooms. The extra bedroom could potentially be used as a staff bedroom or office. The total gross internal area is 176sqm.

INTERNAL DETAILS

Ground Floor:

Entrance hall, five bedrooms all with en suite wc and shower and kitchenette, lounge, storage cupboard.

First Floor:

Three bedrooms all with en suite wc and shower and kitchenette, separate wc, boiler room.





LOCATION

Farnham Royal is a highly accessible and desirable Buckinghamshire village located immediately north of Slough and approximately 22 miles west of Central London. Its strategic position on the edge of the Thames Valley provides excellent connectivity to London, the wider South East.

The area benefits from direct access to the A355 and the nearby M40 motorway (Junction 2) provides rapid connections to Central London, Oxford, the Midlands and the national motorway network. The M4 motorway is also easily accessible via Slough, offering routes to London and the west.

The nearest railway station is Burnham located approximately two miles from Farnham Royal. Burnham is served by the Elizabeth line, providing direct services to Slough, Reading and London.

FIXTURES & FITTINGS

We are advised that all fixtures and fittings including laundry equipment are owned outright.

EXTERNAL DETAILS

To the front of the property is an attractive lawned garden with tarmac parking area for four vehicles.

The rear garden which is 70ft in length, is accessed via the communal lounge and also gateway in the side fencing and is mainly lawned with a small patio area.

Within the rear garden is a small detached building housing the laundry.

THE OPPORTUNITY

This is an excellent opportunity to purchase or lease a well presented property in a sought after area which we have been advised by the seller has been comprehensively refurbished from brick, including new wiring, plumbing, central heating system, kitchens, bathrooms, services, modern finishes and compliant fire safety installations.

The property is available for immediate purchase and occupation, subject to all necessary permissions on both a freehold or leasehold basis. A new FRI lease can be created for a care provider or housing provider for supported living or specialist care use.

Subject to all necessary permissions there is scope for the property to be used for a variety of different planning uses, eg. children's home, specialist or elderly care, HMO, guest house etc.

It should be noted that the property is in a SPV which would result in a lower SDLT liability if purchased.

TENURE

Freehold or leasehold.

The seller is open to either a freehold sale of the property or to create a new lease. The specific terms/length of a new FRI lease are to be negotiated but the expected annual rent is £125,000.







Ground floor



1st floor

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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