

LAND AT THE SQUIRRELS PUB, NORTH STREET

Cranbourne, Winkfield, Windsor, SL4 4TF



Key Highlights

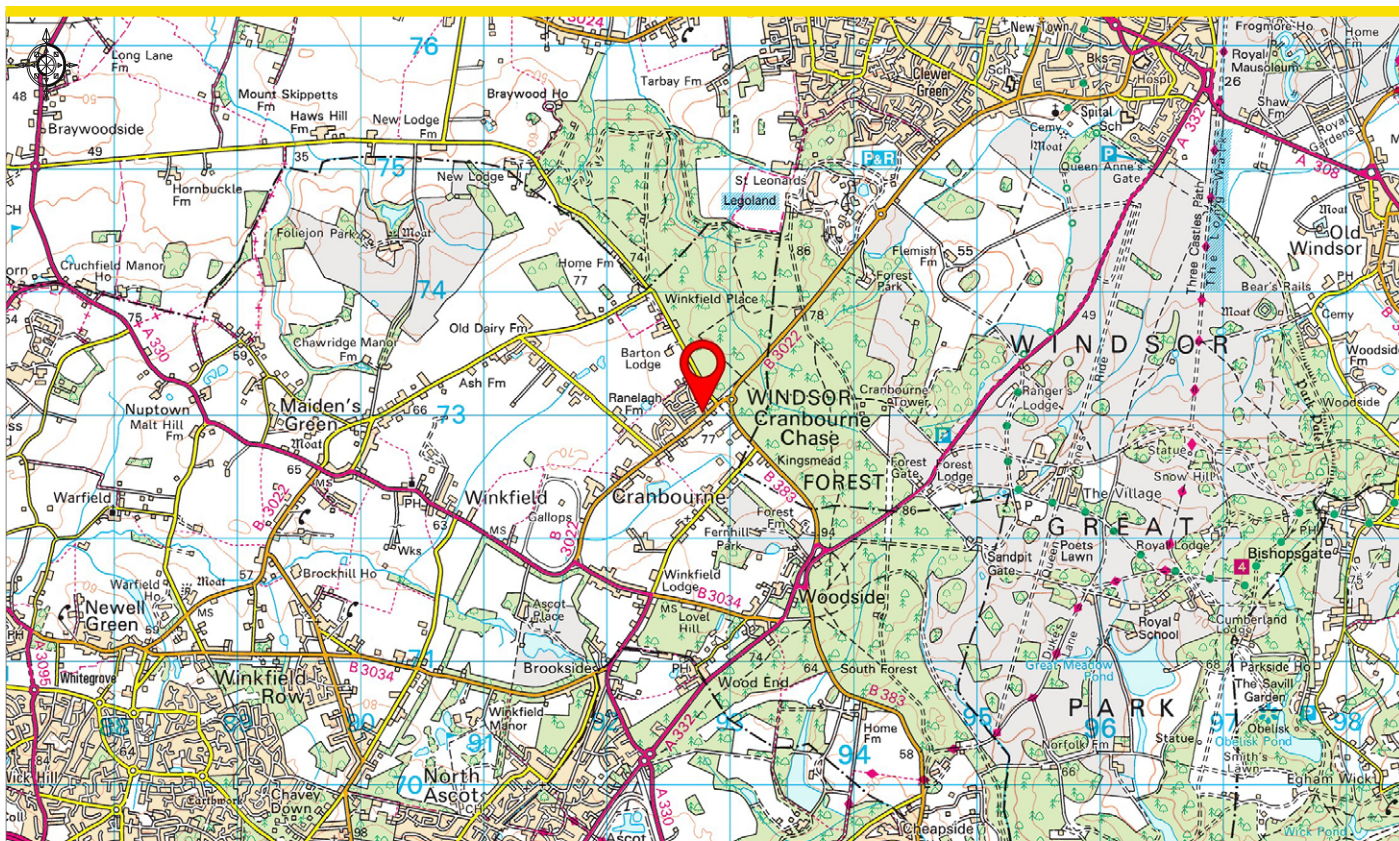
- Residential-led Development Opportunity in Cranbourne, Windsor
- Total Site area of approximately 1.13 acres (0.46 hectares)
- Planning permission for 3 detached houses, 4 apartments and pub/restaurant
- Proposed development totalling 12,457 Sq. Ft. (NIA)
- Located approximately 100m from Windsor Great Park
- Unconditional offers are invited by **noon on Wednesday, 17th May 2023**

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Location

The site is located in Cranbourne, Winkfield, a village which sits within Bracknell Forest Council in Berkshire. The village is located approximately 3.4 miles (5.4 km) south of Windsor, 3.9 miles (6.3 km) north of Ascot and 5.6 miles (9 km) north east of Bracknell, all providing an excellent retail and leisure offering. There are a number of independent schools in the surrounding area and a good array of polo and golf clubs located close by.

The immediate surroundings comprises residential dwellings and agricultural land, whilst also being approximately 100m from Windsor Great Park.

Site Description

At present, the site comprises two relatively rectangular, level parcels intersected by the Junction with North Street and Squirrel Lane. The planning permission allows for built form on Parcel A, with Parcel B designated for parking. The total site extends approximately 1.13 acres (0.46 hectares). Access to both parcels is currently via Squirrel Lane.

Planning

The site has planning permission (ref: 21/00157/FUL) for 4 No. apartments and Pub/restaurant (Sui generis) with associated bin/cycle store and parking, and 3 no. 5 bedroom detached dwellings with associated parking, following the demolition of the existing building.

Accommodation Schedule

UNIT TYPE	STOREY HEIGHT	APPROX. NIA (SQ. M.)	APPROX. NIA (SQ. FT.)
Apartments	Flat 1	78	840
	Flat 2	80	861
	Flat 3	58	624
	Flat 4	60	646
Houses	Plot 1	265	2852
	Plot 2	229	2465
	Plot 3	229	2465
Pub/ Restaurant	Sui generis	160	1,722
		1,159	12,457

Legal

The site is owned freehold under the registered Titles BK348784 and BK380764.

Services

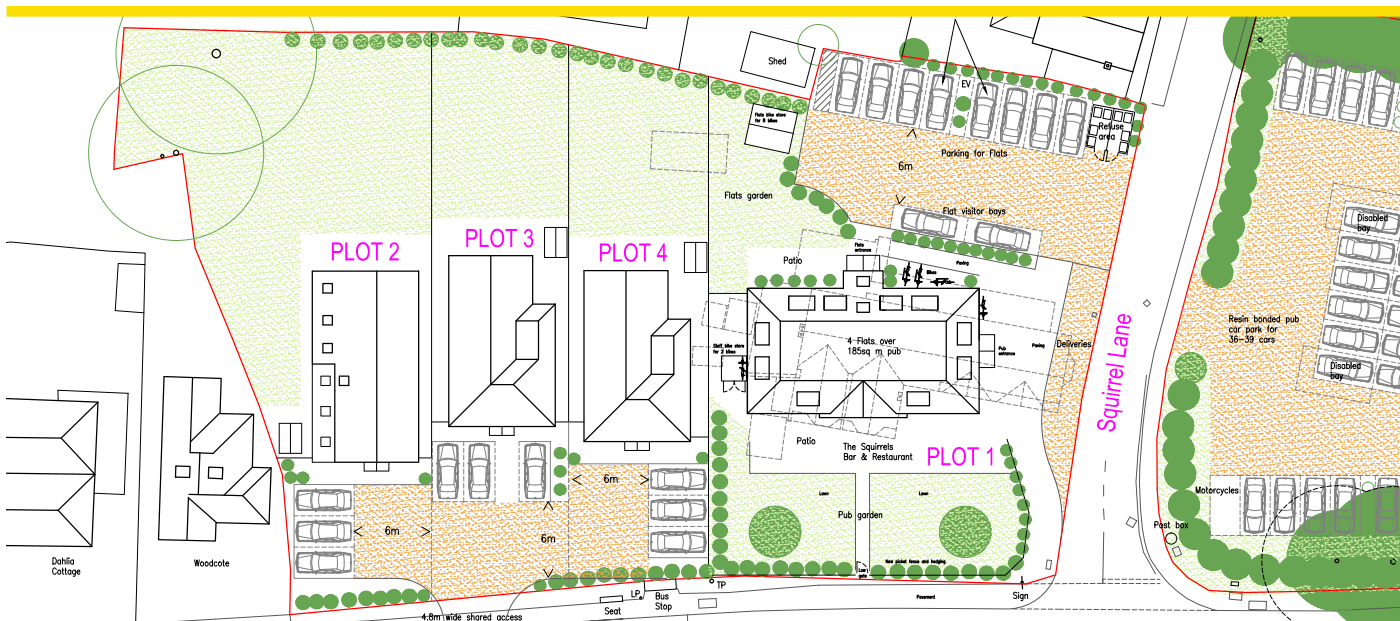
Parties are advised to make their own enquiries relating to services and utilities based on their requirements.

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Viewings

Road side viewings can be undertaken, however all on-site viewings are strictly by accompanied appointment only. We will be arranging weekly viewings slots and parties will be advised of the dates in due course. Please contact one of the team below.

Method of Sale

Offers are invited from interested parties by **noon on Wednesday, 17th May 2023**. Please note that the Vendor will not be obligated to accept the highest or any other offer. In order to accurately appraise all offers on a like for like basis, please provide the following information in support of your bid:

- Specify the level of unconditional offer and details of any overage provision ideally on an increased private square footage basis
- Non-refundable deposit offered
- Confirmation you and your legal advisor have thoroughly reviewed the data room
- Specify any conditions attached to the offer
- Allowed for abnormal costings
- Specify details of your anticipated legal timetables
- Specify how the purchase will be funded
- Provide details of your solicitors who will act for you in this purchase

- Confirmation of board approval (if required)
- Any other details that you feel should be considered to complement your offer

Information Pack

Further information relating to this opportunity can be found in the Information Pack via the link provided below.

<https://savillsglobal.box.com/s/2wqxjxgc4alw2rculz00h9o4kbpjlieh>

VAT

We are advised that the property is VAT registered.

Pub/Restaurant Unit

The opportunity may exist for a prospective freehold purchaser to create a lease on the ground floor commercial unit. Possible commercial uses may include hospitality, retail, leisure or business services (subject to planning consents where applicable).

To that end, we would recommend that interested leasehold parties register their interest with Savills.

Local Authority

Bracknell Forest Council
Time Square
Market Street
Bracknell
RG12 1JD

Contact

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