



Oakwood Estates are delighted to present this unique opportunity to purchase the famous Public House "The Bull" most recently as a restaurant and comprises a substantial 2-storey detached building situated on the south side of the High Street in Iver Village Centre and in the Local Shopping Centre and the Iver Village Conservation Area.











The property has full planning permission for the Conversion of the existing A3 restaurant with C4 residential above to C3 residential. Including 2 storey side extension to form 6 no flats. Conversion and 2-storey side extension to associated stables to form 2 no. duplex. Conversion of existing timber outbuilding to form bike store. A new 3-storey building to form 4 no flats. Total of 12 new dwellings.

Vehicular access to the car park of the development is proposed from High Street in the northwest corner of the site. A total of 15 parking spaces is proposed including two visitor spaces and one disabled parking space.



Property Information

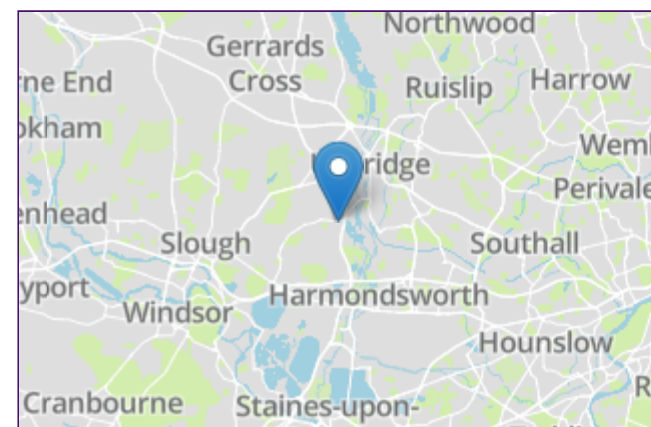
Floor Plan

-  DEVELOPMENT OPPORTUNITY
-  TOTAL OF 12 DWELLINGS
-  10 MINUTES WALK TO IVER STATION
-  NO CHAIN - AVAILABLE TO BUY NOW
-  6X 1-BED APARTMENTS
-  APPROVED PLANNING - PL/20/2498/FA
-  IVER HIGH STREET
-  PARKING FOR 15 PLUS CARS
-  CLOSE TO LOCAL AMENITIES
-  6X 2-BED APARTMENTS

					
x18	x12	x12	x15	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



The Approved Application Number
PL/20/2498/FA

Information
This development opportunity, comprising a total of 12 dwellings, is now available for purchase with no chain. Located on Iver High Street, just a 10-minute walk from the River Station, the property features six 2-bedroom apartments and six 1-bedroom apartments. With approved planning under reference PL/20/2498/FA, the site also offers parking for over 15 cars and is conveniently close to local amenities.

Current Rental Income
5-Bed Flat - £2,600 per month
Ground Floor Storage - £700 per month
Car Park Storage - £800 per month

Further Potential
Further Potential to adjust to 17 units. With plans already drawn up.