## Site and Location Plans





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.

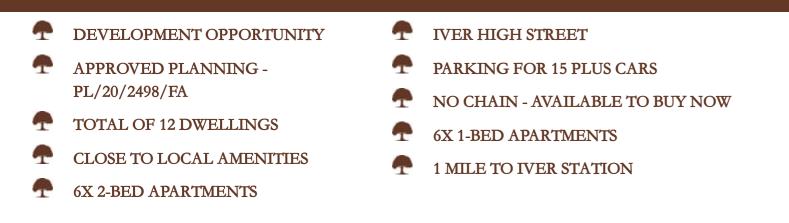
Vehicular access to the car park of the development is proposed from High Street in the northwest corner of the site. A total of 15 parking spaces is proposed including two visitor spaces and one disabled parking space.

Oakwood Estates Limited Registered in England No. 6688931

Oakwood Estates are delighted to present this unique opportunity to purchase the famous Public House "The



# Property Information





**Additional Payments** S106 is approx £28,000

CIL charge is f,75,680.37

The Approved Application Number PL/20/2498/FA

### Plot/Land Area

0.26 Acres (1,037.00 Sq.M.)

### 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 Iver 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

T: 01753 201931

5-Bed Flat -  $\pounds$ 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.





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.



Iver.enquiries@oakwood-estates.co.uk

Floor Plan

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