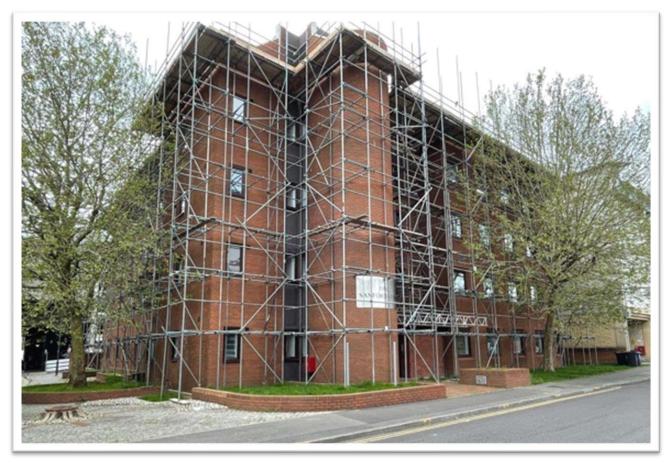
For Sale

On behalf of the Fixed Charge Receivers

1 Sanford Street, Swindon, SN1

Freehold, permitted development of 28 new flats in the heart of Swindon town centre with 15 car parking spaces and planning permission to build a further 12 flats on the roof.



Moorfields Advisory Ltd 20 Old Bailey London EC4M 7AN T:0207 186 1144 F:0207 186 1177



Key points

Opportunity

99% complete, modern, residential office block conversion

Development

- 28 flats, total 16,000 sq ft across 4 floors.
- Live planning permission for a further 12 flats, total 7,000 sq ft across 2 additional floors (works commenced)
- Possible further development opportunities, (subject to planning approval)

Location

Town centre, close to mainline rail station and local amenities

Building Control/Warranty

Full building control sign off and a 10-year house builder warranty (further detail on page 4)

Affordable Housing

None

Occupancy 4 flats occupied under ASTs. 24 flats vacant

Tenure

The property is held freehold with registered title number WT297705







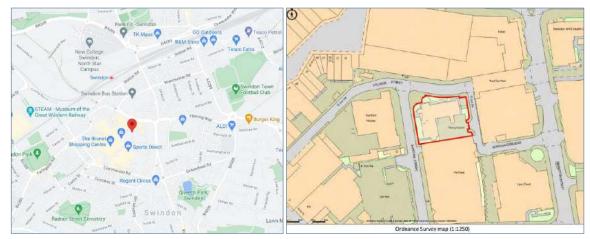
Development

Location

Swindon is ideally located in the Wiltshire countryside, South of the Cotswolds and with excellent connectivity to Bristol, Reading, Oxford and London, (currently 53 minutes to London Paddington station & set to reduce to >40 minutes)

Local amenities – 1 minute walk to the main shopping centre with a wide selection of big brand shops and restaurants, (M&S Foodhall, Starbucks, Tesco, H&M, Gourmet Burger Kitchen, ASK)and a 5 minute walk to Swindon train station.





Planning Approval

- Existing scheme under Permitted Development (S/PRIORC/17/0003) Area: 16,000 sq ft / 12x 1 bed flats / 16x 2 bed flats (with master en-suite) - Total 28 flats (each flat is >30 sq/m)
- Planning permission approval for further development, "erection of roof extension to create 2 additional floors containing 12no flats" (S/17/1109) – <u>implemented and works commenced</u> Area: 7,000 sq ft / 6x 1 bed flats / 6x 2 bed flats - *Total 12 flats (each flat is >30 sq/m)*
- 3. Opportunity to add additional floors (subject to planning)



Specification and finishes

Specification

All electric, (heating/hot water) Tiled walls/floors in bathrooms Fully fitted kitchens uPVC windows Entryphone Lift

Building Control & Warranty

Building Control certificates obtained on all flats

27 of 28 flats have 10-year warranty with Global Home Warranties Limited)

Minor works outstanding to Flat 4 to obtain warranty

EPC

EPC's available for all units





Accommodation

Unit no	Floor	Туре	Beds	Area	
				SQM	SQ FT
1	Ground	PD	2	65.4	704
2	Ground	PD	2	67.2	723
з	Ground	PD	1	40.9	440
4	Ground	PD	1	44.9	483
5	Ground	PD	2	52.1	561
6	Ground	PD	1	36.6	394
7	Ground	PD	2	63.6	685
8	1	PD	2	65.4	704
9	1	PD	2	67.2	723
10	1	PD	1	40.9	440
11	1	PD	1	44.9	483
12	1	PD	2	52.1	561
13	1	PD	1	36.6	394
14	1	PD	2	63.6	685
15	2	PD	2	65.4	704
16	2	PD	2	67.2	723
17	2	PD	1	40.9	440
18	2	PD	1	44.9	483
19	2	PD	2	52.1	561
20	2	PD	1	36.6	394
21	2	PD	2	63.6	685
22	3	PD	2	65.4	704
23	3	PD	2	67.2	723
24	3	PD	1	40.9	440
25	3	PD	1	44.9	483
26	3	PD	2	52.1	561
27	3	PD	1	36.6	394
28	3	PD	2	63.6	685
PD Total				1,483	15,961
29	4	New	1	51.5	554
30	4	New	2	58.1	625
31	4	New	1	39.8	428
32	4	New	1	36.2	390
33	4	New	2	59.1	636
34	4	New	2	66.3	714
35	5	New	1	51.5	554
36	5	New	2	58.1	625
37	5	New	1	39.8	428
38	5	New	1	36.2	390
39	5	New	2	59.1	636
40	5	New	2	66.3	714
New Build Total				622	6,695
Overall Total				2,105	22,656

Accommodation Schedule (left) – number of bedrooms and size of existing development, (units 1-28) in green and works commenced in line with live planning approval, (units 29-40) in pink.

Floorplan (below) – Extract from planning application, below (further detail and remaining floors 1-3 available in the data room). All 4 existing floors have the same layout with 7 flats on each floor.

Fields



Proposal

Offers invited in excess of £3.3m (evidence of funding will be required before any offer can be considered)

General

Dataroom - Dataroom containing additional supporting documentation available, (warranties, EICR's, AST's etc) – access on request

Legal Costs - Each party is to be responsible for their own legal costs incurred in the transaction

VAT - if applicable, will be charged at the standard rate

If you would like to discuss the opportunity, please contact:-

Katie Rubery +44 (0) 207 186 1160 <u>katie.rubery@moorfieldscr.com</u>

Matthew Parr +44 (0) 207 186 1156 Matthew.parr@moorfieldscr.com

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