

# GURNEY HOUSE

Upton Road, Slough, SLE 12AE



## Key Highlights

- Private residential development opportunity on the south eastern boundary of Slough
- Detailed planning permission for the erection of 16 terrace houses
- Surrounding land, extending to approximately 0.90 acres (0.36 hectares)
- Unconditional offers invited by 12:00 noon on 1st October 2021

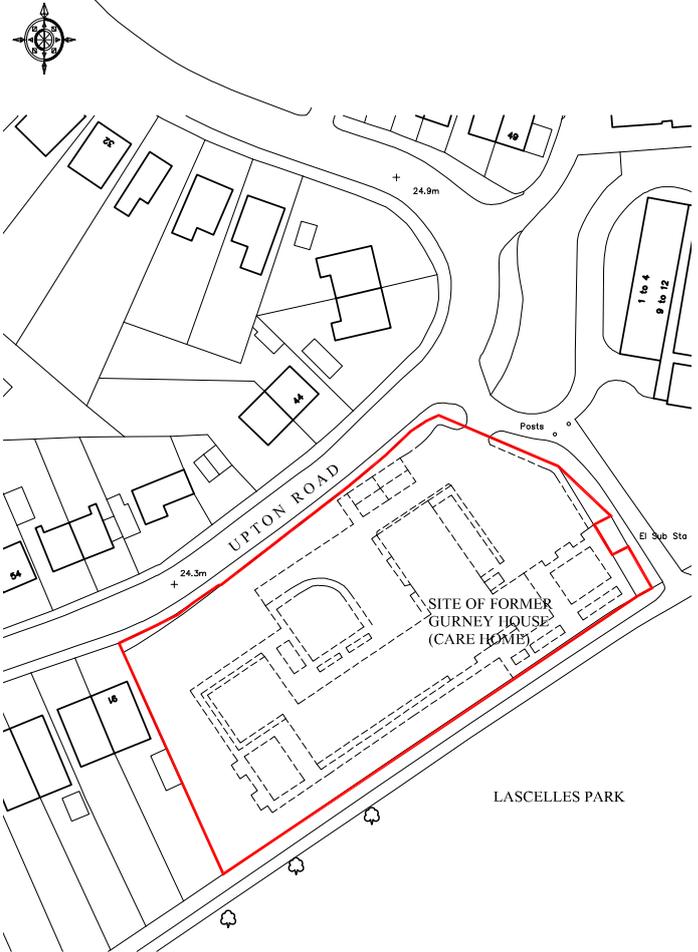
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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, colored in a dark red or maroon shade, set against a solid yellow rectangular background.



Not to scale - for illustrative purposes only

## Location

The Property is located on Upton Road and lies adjacent to Lascelles Park and within 45 metres of the Clifton Road Conservation Area. Slough is a well know regency town offering a range of high street shopping, all within a 20 minute walking distance of the site. Slough has a variety of amenities/facilities including medical centres, sports clubs, schools like Eton College, places of worship, shops, pubs, restaurants and is favourable for commuting into central London and Heathrow Airport.

Slough is well connected by road and rail with the Property located within 0.6 miles (1km) of Slough Railway station with links to London, Reading. Slough Railway station will benefit from the new Crossrail connections from 2019. Crossrail is Europe's largest infrastructure project and is set to provide a new high frequency, high capacity railway servicing 40 stations improving the east/west link for London and the South East.

Slough lies within Berkshire and is an active centre for business and industry in the heart of the M4 Thames Valley corridor. The town of Windsor is located approximately 3.2 km (2 miles) south, while Junction 6 of the M4, located approximately 2.2 km (1.4 miles) to the south, provides easy access to London 35 km (22 miles), Reading 32 km (20 miles) and Maidenhead 14 km (9 miles).

## Site Description

The Property extends to a total of circa 0.90 acres (0.36 hectares). The Property previously comprised a part single storey part two storey building used as a residential care home (Gurney House). The building has since been demolished and the site largely cleared other than concrete hardstanding, debris, and shrubbery along with trees, bushes fencing and brick walls along the boundaries. The Property is currently vacant and accessed directly from Upton Road.

The site currently benefits from detailed planning permission for the erection of 16 terrace houses.

## Planning

The Property was granted permission at planning committee on the 23rd of June 2021 (Ref: P/06350/002). Below is a summary of the main conditions attached to the decision notice:

- Securing a satisfactory drainage strategy in consultation with the lead local flood authority

- The satisfactory completion of a Section 106 to secure the following:
  - a) £218,578 Affordable Housing contributions
  - b) £386,992 Education Contributions
  - c) Financial contributions or works by the developer to provide of at least two new lighting columns by footway between Upton Road
  - d) Revoking parking permits for future occupiers
- Agreement of the pre-commencement conditions with the applicant/agent; finalising conditions; and any other minor changes.

The planning permission includes no houses for affordable or social rent. Further information and documents relating to this planning permission can be located within the Data Room, details on how to access this below.



## Legal

The site is held freehold at the Land Registry under the Title Number BK451702. Copies of the relevant documents are provided in the Data Room. A title summary document is located within the Data Room, summarising the title register.

## Services

Prospective purchasers are advised to make their own enquiries regarding the suitability and capacity of services with the relevant authorities.

## Method of Sale

Unconditional offers are invited from interested parties by noon on 1st October 2021. Please note that the Vendor will not be obligated to accept the highest or any other offer.

In order that we are able to accurately appraise all offers on a like for like basis, please provide the following information in support of your bid:

- Confirmation of any conditions attached to the offer, and the anticipated timescales for satisfying the conditions;
- Details of any further information required or investigations to be carried prior to exchange including anticipated timescales for carrying out proposed works;

- Specify any assumptions made in relation to anticipated abnormal development costs associated;
- Confirmation of your anticipated timescales for exchange and completion of contracts;
- Provide details of how you propose to fund the purchase as well as confirmation that your bid has received full board approval, or equivalent, and if not, the process, and anticipated timescales required to obtain such approval;
- Specify your proposed exchange deposit and confirm that this will be non-refundable;
- Provide any other information that you feel should be taken into consideration in the assessment of your bid; for example, recent experience of delivering schemes of this nature in the vicinity or in dealing with Slough Borough Council.

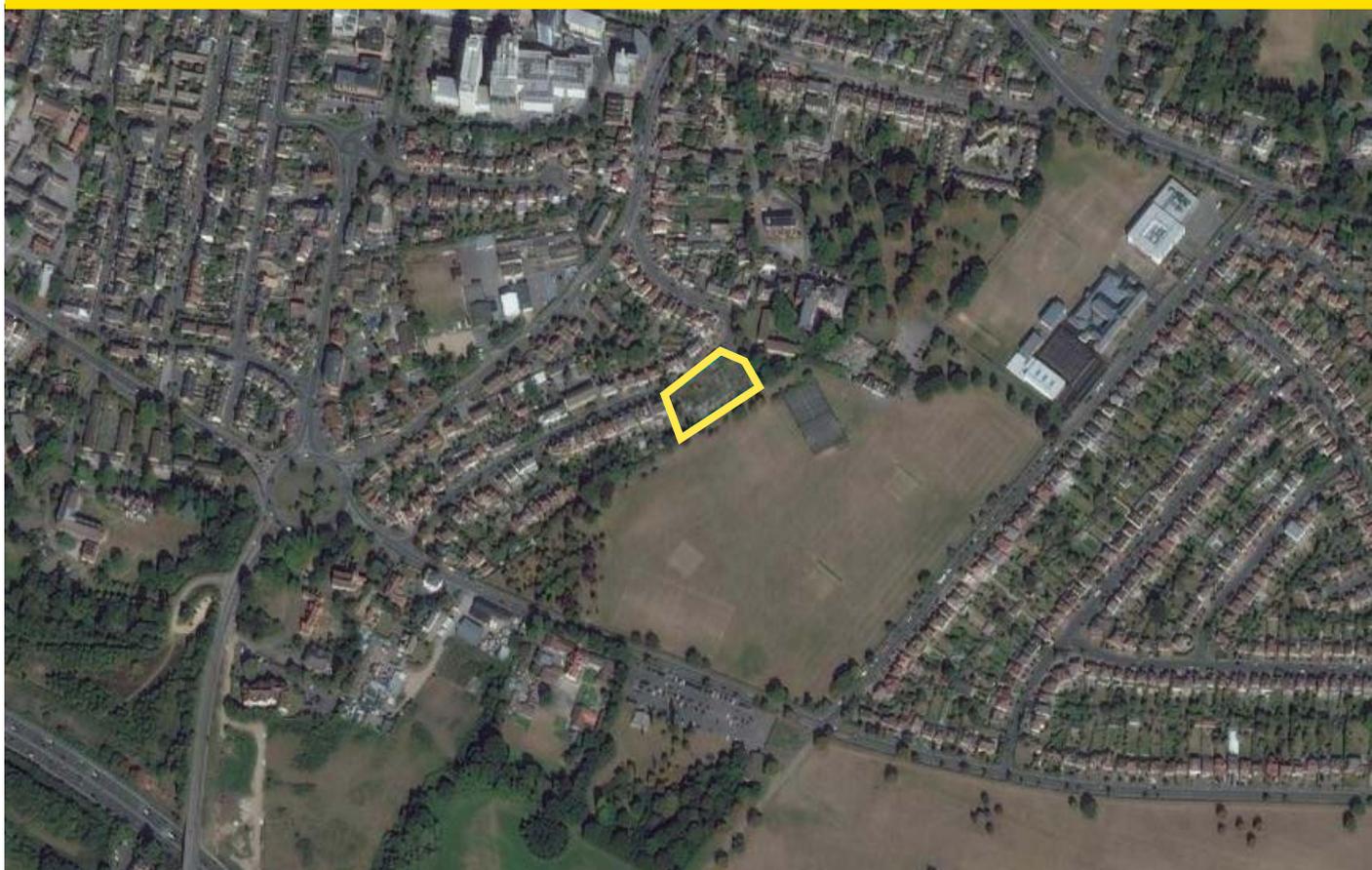
Following the receipt of initial offers it is likely that we will meet with a small selection of developers prior to selecting a preferred party and agreeing Heads of Terms. These meetings will be held on 1st of October 2021 and we request that you keep this day clear to attend a meeting with our clients and ourselves in the event that you are selected. Please be aware that due to the developing situation surrounding COVID-19 this meeting could be conducted via conference call.

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## VAT

The property is VAT registered and VAT will be chargeable in addition on the sale price.

## Viewings

Interested parties are able to view the Property from the Upton Road, however if you would like to walk the Property please contact the selling agent to arrange an appointment. Savills strongly recommend that you discuss any points which are likely to affect your interest in the opportunity.

Please note that neither the Vendors nor their agents will be responsible for any damage or loss caused to any potential purchasers, their agents or consultants while on site. Please be aware that due to the situation surrounding COVID-19 we may not be able to accommodate viewings depending on Government advice and internal company requirements. However, please contact the selling agent to enquire and we will inform you of our latest position on viewings.

## Local Authority

Slough Borough Council  
Observatory House  
25 Windsor Road  
Slough  
SL1 2EL

+44 (0) 1753 475111  
[www.slough.gov.uk](http://www.slough.gov.uk)

## Data Room

Further information relating to planning, legal and technical matters, as well as the information required in support of your bid is located within a dedicated Data Room. If you would like access to this Data Room please email [charles.cordery@savills.com](mailto:charles.cordery@savills.com) and request access.

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## Contact

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