An excellent mixed-use development opportunity with planning permission granted for the building’s conversion into 9 luxurious apartments, along with nursery & office use in the heart of Marlow.
LOCATION

The site is located on Chapel Street, in the desirable town of Marlow in Buckinghamshire. It falls within the administrative boundaries of Buckinghamshire Council. The immediate area comprises a mixture of residential and commercial uses, and the site is situated in central Marlow.

Marlow Railway Station (National Rail) is approximately 650 metres to the south east and provides services, via a change at Bourne End and Maidenhead Railway Stations, into London Paddington in a fastest journey time of 46 minutes. Maidenhead Station is 7 kilometres to the south east for a direct service into London.

The site has excellent road links. The M40 (Motorway) is situated approximately 4.4 kilometres to the north east, which links up with the wider motorway network. The A404 is situated 6 kilometres to the north east, which provides routes up to High Wycombe and south into Maidenhead.

There are a number of excellent local amenities in Marlow, including Public Houses and restaurants, close to the River Thames. Higginson Park and Court Garden Leisure Complex (including tennis & cricket clubs) is within a short walk to the south west. Marlow Canoe Club is nearby to the south, bordering the River Thames.
DESCRIPTION

The site extends to approximately 0.33 acres (0.134 hectares). The boundaries are marked for indication purposes on the attached Ordnance Survey extract.

The site comprises a detached building previously occupied by Waitrose. The building was originally constructed as an office building in the 1980’s, and it was converted to retail use in 2010. The building became vacant in October 2019. The building is generally in a good condition throughout. It extends to 1,965 sq m / 21,151 sq ft (GIA).

The building is of concrete and/or steel framed construction, with brick cladding to the ground and first floors, with a tiled mansard roof to the second floor. A glazed atrium at the centre of the building links the three floors and brings light into the centre of the floorplate.

The building is generally surrounded by office buildings to the east, retail premises to the west and residential cottages on the north side of Chapel Street. The building faces onto Chapel Street, with rear pedestrian and vehicular access from Liston Road. There is a service / delivery bay, but no official on-site car parking spaces.

The building is located opposite the Liston Road Car Park, which previously provided car parking for both Waitrose staff and customers.

Further information is provided on the Information Website (details are provided at the end of this brochure).

PLANNING

The site lies within Buckinghamshire Council. The relevant policies which guide development are contained within the Adopted Local Plan, subject to modifications, as adopted on 19th August 2019. The existing building on site is not listed and the site is not situated within a Conservation Area.

Further information in respect of planning is provided on the Information Website.

The site has the following material planning history:

Planning permission (reference P18/S0951/O) was granted by Wycombe District Council on 28th February 2020 for “Change of use of the existing building to a nursery (Class D1) at ground floor, office space (Class B1) on part of the first floor and 9 no. residential units (Class C3) (3 x 1-bed, 5 x 2 bed and 1 x 3 bed flats) on part of the first floor and the second floor, external alterations, creation of new vehicular access, car parking, cycle parking, plant, landscaping and other ancillary works”.

The planning permission is valid for a term of three years (expiring on 28th February 2023).
DEVELOPMENT PROPOSAL

The site has planning permission for the conversion of the existing building into a new, mixed-use development comprising ground floor nursery use (D1 use), ground / first floor office use (B1 use) and 9 luxurious residential units on the second and third floors of the building.

Nursery Use
The proposed nursery will benefit from access from the rear car park fronting Liston Grove. It will include a number of rooms for its proposed use, along with outside play areas and 5 segregated car parking spaces. The conversion of the building for nursery use will require minimal works, other than the infill of the atria to separate the nursery from the rest of the building. The nursery will extend to 6,641 sq ft (GIA).

There has been interest in a pre-let for the nursery element. We are happy to provide further information, in this regard, to interested parties.

Office Use
The proposed office use will benefit from access from the rear car park fronting Liston Grove, and shared secondary access with the residential element. This rear access also will allow easy access to the public car park on Liston Grove. There will be two office units on the first floor. There is a passenger lift serving ground & first floors for the office use. We note that the office element may have potential (subject to planning) for future alternative use. There is no allocated parking for the office element. The office use will extend to 3,886 sq ft (GIA).

Residential use
The proposed residential use will benefit from principal access from Chapel Street, along with shared secondary access with office use from the rear car park fronting Liston Grove. There is a passenger lift serving ground, first & second floors. All of the residential units will be for private sale.

The proposed mix comprises: 2 x one bed apartments, 5 x two bed apartments and 2 x three bed apartments (9 apartments in total). There is a shared residential amenity space provided within the atrium at the centre of the building, providing a communal resident’s only area. There are 7 segregated parking spaces for the residential use, one of which is to be used for visitors parking. The residential units will extend to 8,051 sq ft (NSA) / 10,086 sq ft (GIA).

PROPOSED ACCOMMODATION SCHEDULE

We provide a schedule of proposed accommodation below:

<table>
<thead>
<tr>
<th>Plot</th>
<th>Floor</th>
<th>Accommodation</th>
<th>Floor Area (NSA/GIA)</th>
<th>Aspect</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>2 2 2 2 2 93.0 1,023 N/S</td>
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<td>2</td>
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<tr>
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<td>1</td>
<td>2 2 2 2 86.0 926 N/S/W</td>
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<tr>
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<td>3 3 3 1 104.0 1,119 N/S/E/W</td>
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<td>3 3 3 1 104.0 1,119 S/E</td>
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</tr>
</tbody>
</table>

Total NIA: 748.0 8,051
Total GIA: 957.0 10,086

| Office 1 | G/1 | - | - | - | 142.0 1,528 N/S/W | - |
| Office 2 | G/1 | - | - | - | 140.0 1,507 - | - |

Total NIA: 282.0 3,035
Total GIA: 360.0 3,886

(GIA/NLA)

<table>
<thead>
<tr>
<th>Nursery</th>
<th>G</th>
<th>-</th>
<th>-</th>
<th>-</th>
<th>617.0 6,641 N/S/E/W</th>
<th>5</th>
</tr>
</thead>
</table>

Total NIA: 617.0 6,641

<table>
<thead>
<tr>
<th>GIA Totals</th>
<th>Residential</th>
<th>937.0 10,086</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Offices</td>
<td>360.0 3,886</td>
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<td></td>
<td>Shared Amenity Space (office &amp; residential)</td>
<td>75.0 807</td>
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<tr>
<td></td>
<td>Nursery</td>
<td>617.0 6,641</td>
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<tr>
<td></td>
<td>Total GIA</td>
<td>1,990.0 21,420</td>
</tr>
</tbody>
</table>

Further information on the permitted scheme can be found on the Information Website.

14-20 CHAPEL ST MARLOW, BUCKINGHAMSHIRE, SL7 1DD
TENURE

The freehold interest is for sale with the benefit of full vacant possession.

The site is outlined in red on the attached Ordnance Survey plan (for identification purposes only), and is to be sold subject to, and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

SERVICES

It is understood that mains water, electricity, gas and drainage were previously available to the site, although it will be the responsibility of the purchaser to ensure they are available and adequate for any future use of the site.

INSPECTION

The site may be inspected by prior appointment through the Vendor’s selling agents, Knight Frank LLP and Savills. Please contact Jason Hobbs (Knight Frank) or Sam Oliver (Savills) to arrange an inspection.

Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the Vendor or its agents.

METHOD OF SALE

The site is for sale by private treaty via informal tender. Unconditional offers are sought.

Interested purchasers will be required to complete the bid form, which can be found on the Information Website. It is essential this is completed in its entirety for the offers to be considered.

Offers must state a specific sum of money to be paid and shall not be for sums calculable only by reference to another bid for the site.

VAT

All offers should be exclusive of any VAT which may be charged on the purchase price.

FURTHER INFORMATION

A full Information Pack is available on an Information Website:

www.land.knightfrank.com/view/waitrosemarlow

To enter the site, you will be required to enter your company name and your email address and to enter the password “Marlow” (this is case sensitive).

For any queries in relation to the website, please contact Jason Hobbs at Knight Frank LLP.
TENDER PROCEDURE

i. Timetable for Submission of Bids

The date that has been set for the receipt of “best bids” for the site is noon on Wednesday 15th of July 2020.

ii. Venue

Bids should be delivered by post, email or by personal delivery to the offices of the Vendor’s selling agents, Knight Frank LLP or Savills.

iii. Opening Procedure

All bids received in accordance with the conditions above will be opened by the Vendor and its selling agents, Knight Frank LLP and Savills.

iv. Purchaser Notice

The Vendor, in its absolute discretion, does not undertake to accept the highest or any offer received.

Particulars dated June 2020

Contact details below:

Jason Hobbs
Knight Frank LLP
55 Baker Street
London
W1U 8AN

Email: jason.hobbs@knightfrank.com
Tel: 020 7861 5417

Sam Oliver
Savills
Ground Floor, Hawker House
5-6 Napier Court
Napier Road
Reading
RG1 8BW

Email: soliver@savills.com
Tel: 0118 952 0522

Important Notice

i. Particulars

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the site, its condition or its value. Knight Frank LLP has any authority to make any representations about the site, and accordingly any information given is entirely without responsibility on the part of the agent or seller.

ii. Photos

The photographs show only certain parts of the site as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

iii. Regulations

Any reference to alterations to, or use of, any part of the site does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

iv. VAT

The VAT position relating to the site may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Knight Frank’s registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members’ names.

Particulars dated June 2020