

FOR SALE GUIDE PRICE £795,000

FORMER RED LION PUBLIC HOUSE

Oakley Green Road, Oakley Green, Windsor, SL4 4PZ



Key Highlights

- Planning permission granted for conversion of the public house to two houses
- Freehold public house with vacant possession
- Attractive affluent location
- Grade II Listed
- Site extends to 0.161 hectares (0.397 acres)

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' in 'savills' being a larger, bold letter. The logo is set against a yellow rectangular background.



Location

The property is located in Windsor, Berkshire, 4.8 kilometres (3 miles) west of Windsor town centre, 8 kilometres (5 miles) south of Maidenhead and 11 kilometres (7 miles) north of Ascot.

The former Red Lion is recessed slightly from Oakley Green Road in Oakley Green, Windsor. Oakley Green is a small village to the west of Windsor, with the B3024 which dissects the village providing vehicular access via Dedworth into central Windsor. The property is situated in a predominantly residential area.

Description

The property comprises a Grade II Listed former house, cottage and stable which was constructed late 18th Century with 20th Century alterations and additions. The building is predominantly two storey detached with single storey extensions to the rear elevation. The main building is painted with exposed brick, between a multi pitched clay tiled roof with single glazed fenestration.

Externally to the front there is a 17 space tarmac

car park and to the rear is a lawned trade garden with picnic benches provided. A large smoking shelter veranda is also constructed adjacent to the rear entrance.

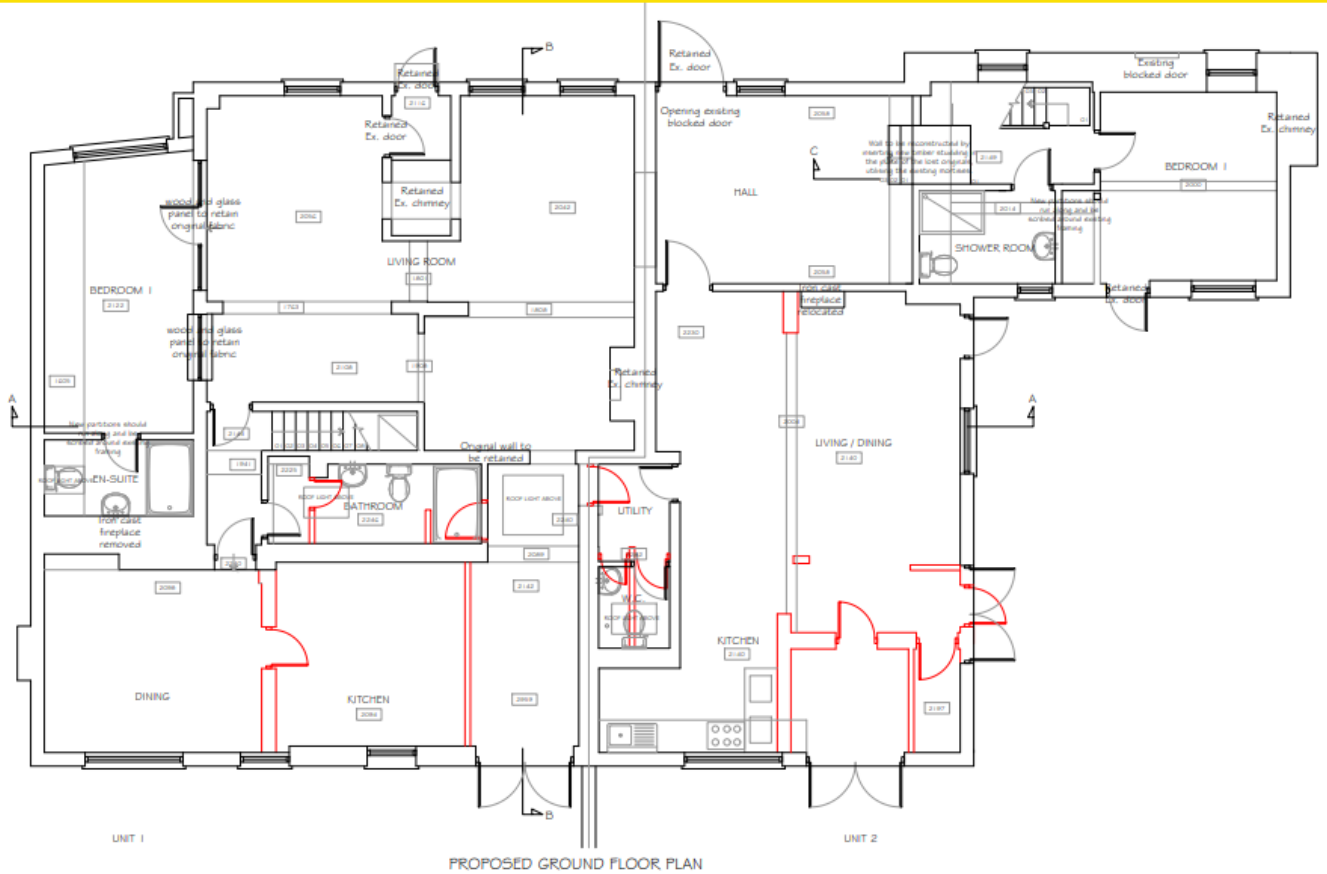
Existing Accommodation

Internally the former trading area is split into a number of interconnecting rooms with a total of 40 covers. Within each area there is an open fire-place (non operational) and attractive exposed beams. The ground floor also provides a large commercial kitchen, ladies and gent's WC facilities and a cellar.

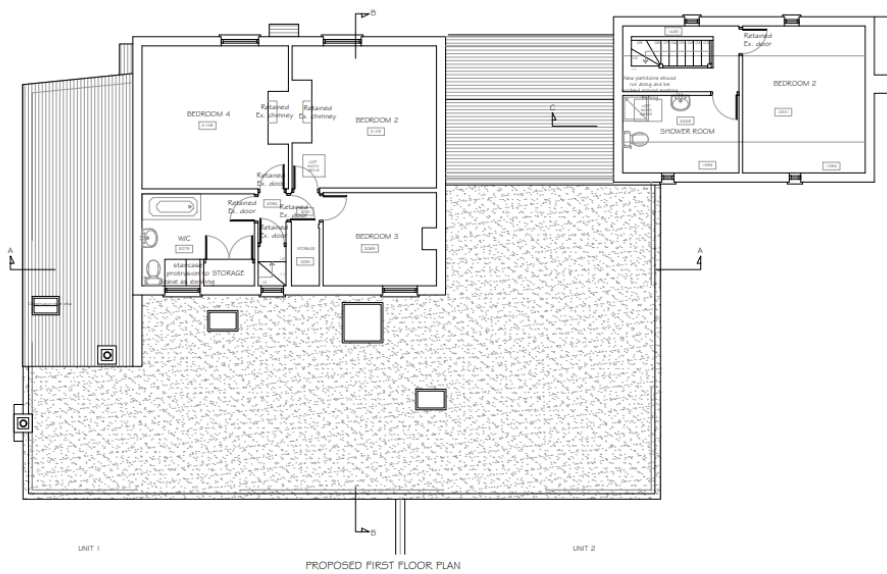
The property has two separate first floor areas. The former cottage element is currently redundant space with no current access provided but comprises of two rooms. The former pub accommodation is accessed via a stairwell behind the bar servery and provides a lounge, kitchen, bedroom and bathroom.

The site extends to approximately 0.161 hectares (0.397 acres).

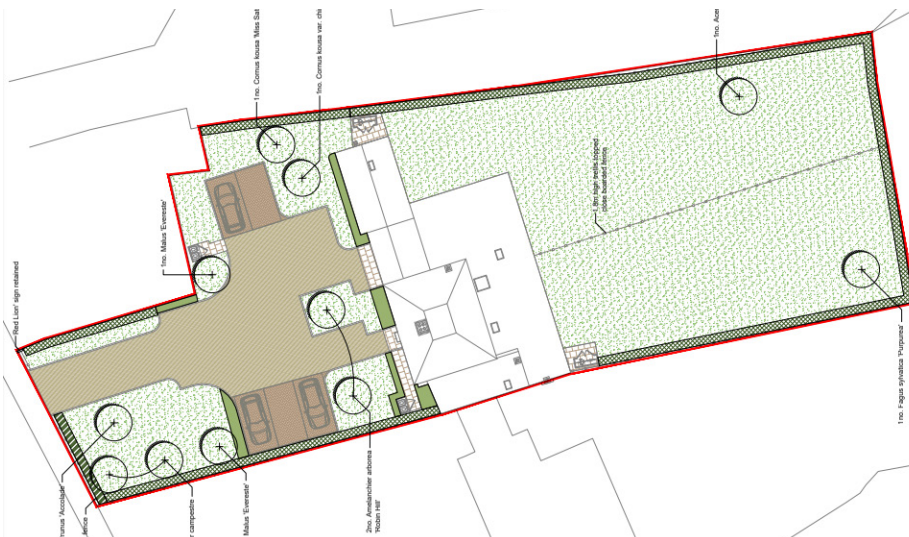
The property is connected to all mains services.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



Proposed Accommodation

Planning permission has been granted under reference number 18/02379/FULL to convert the property to form 1 x two bedroom dwelling and 1 x four bedroom dwelling with associated works.

The proposed works involve minor external alterations, retaining the character and appearance of the building, comprising of soft landscaping and hard landscaping for parking. Providing a large garden to the rear of each dwelling.

Internally approved planning does not provide any new floor space but instead focuses on simple conversion of the existing floorspace to two dwellings. The proposed accommodation for the two units will measure as follows:

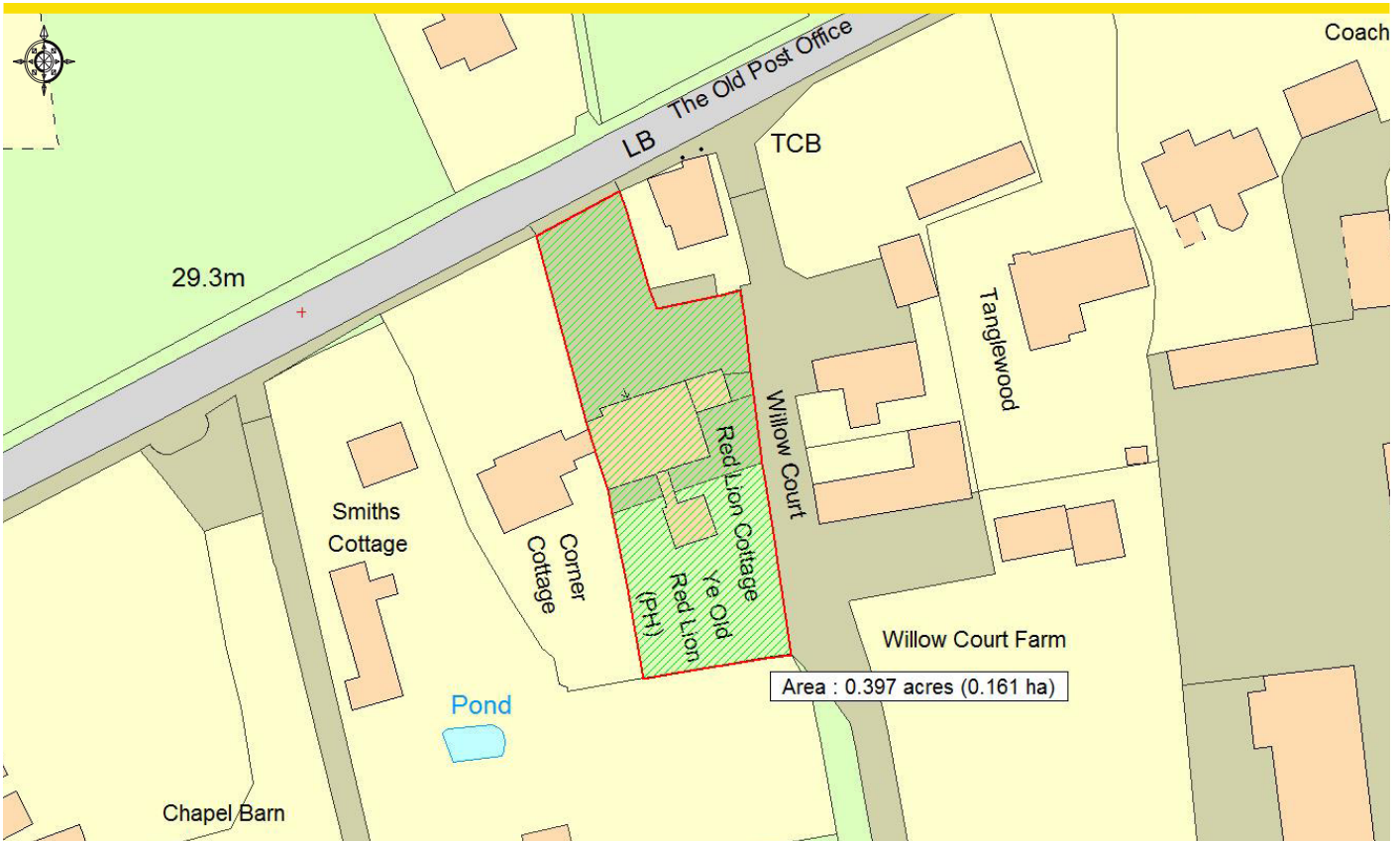
1 x 2 bedroom house	1,295 sq ft
1 x 4 bedroom house	1,872 sq ft

Tenure

The property is available freehold with vacant possession on completion.

Rating

The property is Grade II Listed and therefore Rates will not be payable whilst the property remains vacant. The proposed houses will be re-assessed for council tax purposes on completion of the development.



Planning

The property is Grade II Listed, but is not situated within a conservation area. Planning permission has been granted under 18/02379/FULL | Proposed 1no. two bedroom dwelling and 1no. four bedroom dwelling with associated works following conversion of public house | The Red Lion Oakley Green Road Oakley Green Windsor SL4 4PZ.

Guide Price

Offers are invited in the order of £795,000 for the freehold interest subject to the benefit of vacant possession and planning permission granted. The property will be delivered in its existing condition.

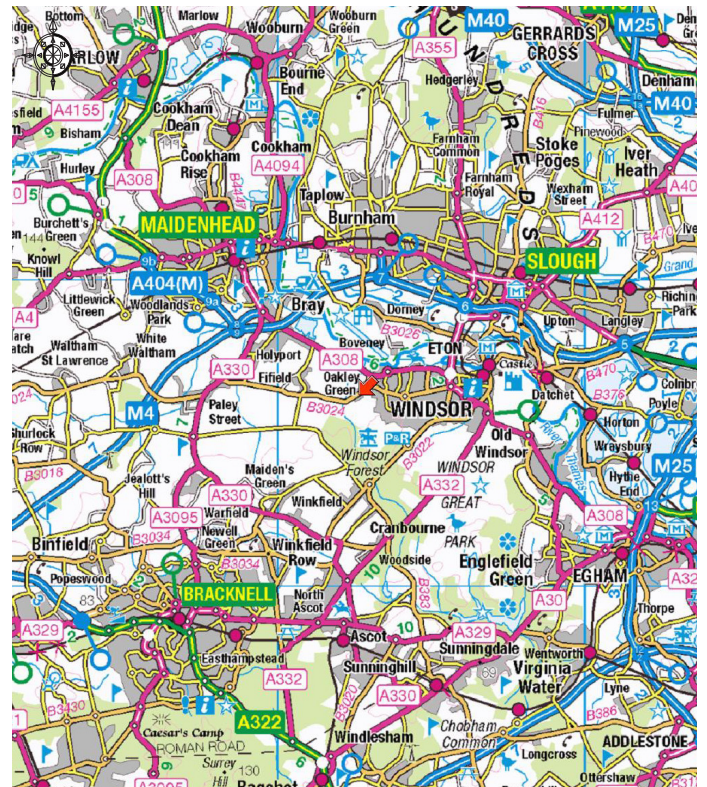
Offers are also invited for the individual units.

Energy Performance

A C-61 EPC rating has been calculated for the former public house. The current EPC will be provided upon request.

Viewing

All viewings must be arranged strictly by appointment with the sole agents Savills.



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