

**VACANT SITE WITH DEVELOPMENT
POTENTIAL
6 WEEK COMPLETION**



SITUATION

Located close to the junction with Meadfield Road near to Langley Mainline Station serving the surrounding residential area and only a few minutes from the High Street shopping centre.

Slough is a major conurbation approximately 20 miles west of London via the M4 (Junctions 5 & 6) and 10 miles from Heathrow Airport.

PROPERTY

A rectangular Site with road frontage of 93 ft, fully fenced and accessed via double gates, comprising a **Secure Yard** with a **Ground Floor Office** and **9 Dilapidated Garages**.

ACCOMMODATION

Site Width	93'
Site Depth	42'
Site Area	3,875 sq ft
Office Area	305 sq ft
WC	
9 Garages	

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

PLANNING

There is potential for redevelopment of the site for residential subject to planning consent.

Note: A 3 bed semi at No 102 Willoughby Road sold in January 2011 for £243,000.



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**Vacant Development
Opportunity**

The Surveyors dealing with this property are
JONATHAN ROSS and **NICHOLAS BORD**



JOINT AUCTIONEER
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The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts