

Green Lane Maidenhead Berks SL6 1XZ

**An enclosed freehold yard for sale with vacant possession.
The yard may suit a variety of uses and development subject to all usual
consents**



DESCRIPTION

A small yard previously used for the recycling of waste material and the conduct of a skip hire business. The yard contains a small single storey office. The surface is predominantly concreted and has an interceptor to the rear of the site. Access is via a front sliding gate.

SIZE (all sizes are approximate)

G.I A approx. 433.94 sq m (4670 sq ft)

LOCATION

Maidenhead Town Centre approx. 0.5 miles
Maidenhead railway station approx. 0.5 miles
M4 motorway Junction 8/9 approx. 3 miles

EPC (asset ratings)

N/A

BUSINESS RATES

Rateable Value 1st April 2023-present £5500

PLANNING

We recommend that you make your own investigations relating to planning and use via: <https://publicaccess.rbwm.gov.uk/>

Our investigations show the following planning albeit prospective buyers are required to make their own investigations.

18 th September 2002	App no 02/39286	Recycling of waste materials and conduct of skip hire business	Granted Conditions apply
---------------------------------	--------------------	----------------------------------------------------------------	--------------------------------

More planning history available on request.

BUSINESS RATES

Rateable Value 1st April 2023-present = £5500

TERMS

The preferred method of sale is unconditional albeit any conditional proposals may be considered.

For the avoidance of doubt the Seller wishes to prohibit the continued use of skip hire and recycling of waste. Further details on application.

The price is £449,950 subject to contract & vacant possession.

Buyers are required to make their own investigations regarding all environmental, planning consents, planning conditions, highway and licensing matters.

VAT

All figures are quoted exclusive of VAT (if/where applicable)

VIEWING

Strictly by appointment via Focus Commercial, telephone 01753 770124. kevin.nee@focuscommercial.com

LIMITATIONS Measurements are for guide purposes only and are offered for the purpose of assisting any prospective purchaser in deciding whether to visit the property. Some sizes are taken from historic documents and are not guaranteed. We recommend interested parties check the planning history via <https://publicaccess.rbwm.gov.uk/>
Plans are only for illustrative purposes.