

Residential / Supported Living Investment Opportunity

FOR SALE

Fairfield Place

Farnham Royal



713.25 sq m (7,678sq ft) Available

1, 2 & 3, Fairfield Place

Farnham Royal,
Buckinghamshire,
SL2 3FG

Property Reference: 110859

WATLING
REAL ESTATE



PROPERTY OVERVIEW

A unique Residential / Social Housing investment opportunity

A part-let Freehold investment opportunity comprising three detached properties situated within a gated complex in an affluent Buckinghamshire village.

The opportunity presents asset management opportunities including piecemeal break-up, letting of Unit 1 & regearing leases.

HIGHLIGHTS

- Three substantial, detached dwellings set within a private gated development
- Located within an affluent, semi-rural commuter village in Buckinghamshire
- Average rent (Apr '22 – Apr '23) of £130,837 PA with further asset management potential following vacation of Unit 1.
- Total combined GIA of 713.25 sq m (7,678sq ft)
- Excellent transport links from Slough with a fastest journey time of 14 minutes into London Paddington
- The M4 (J6) is 2.8 miles to the south and the M40 (J2) is 3.8 miles to the north

SUMMARY



**2 Occupied Units,
1 Vacant**



**Affluent, semi-rural commuter
village in Buckinghamshire**



Freehold



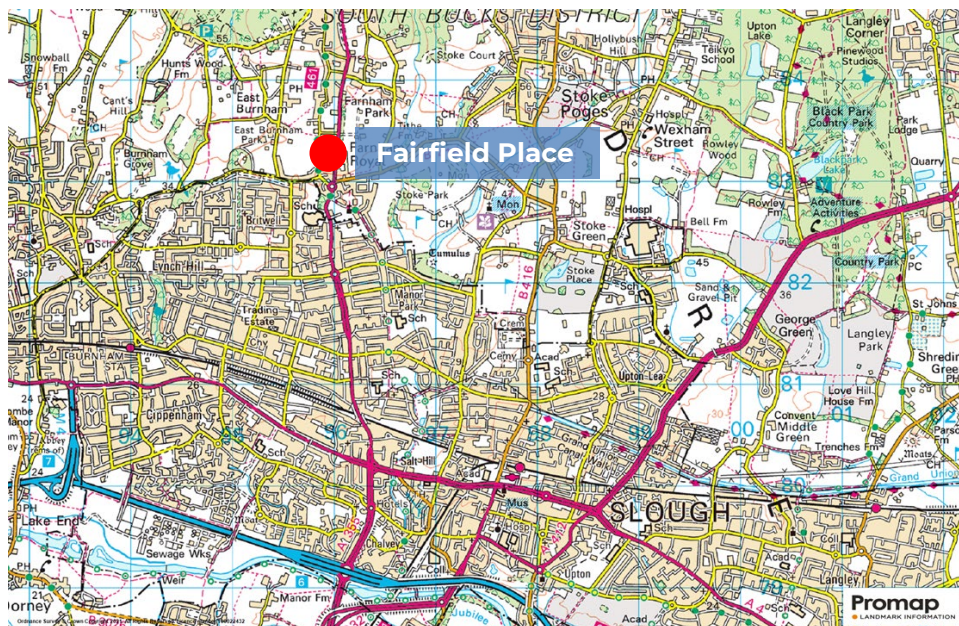
Gated Development



**Construction
completed in late 2018**



Offers are invited



LOCATION

The properties are located in the affluent Buckinghamshire village of Farnham Royal. The location is popular amongst commuters given its close proximity to popular employment locations including Slough, Maidenhead and Central London.

Farnham Royal is approximately 3 miles north-west of Slough, 5.5 miles north-east of Maidenhead and 22 miles to the west of Central London.

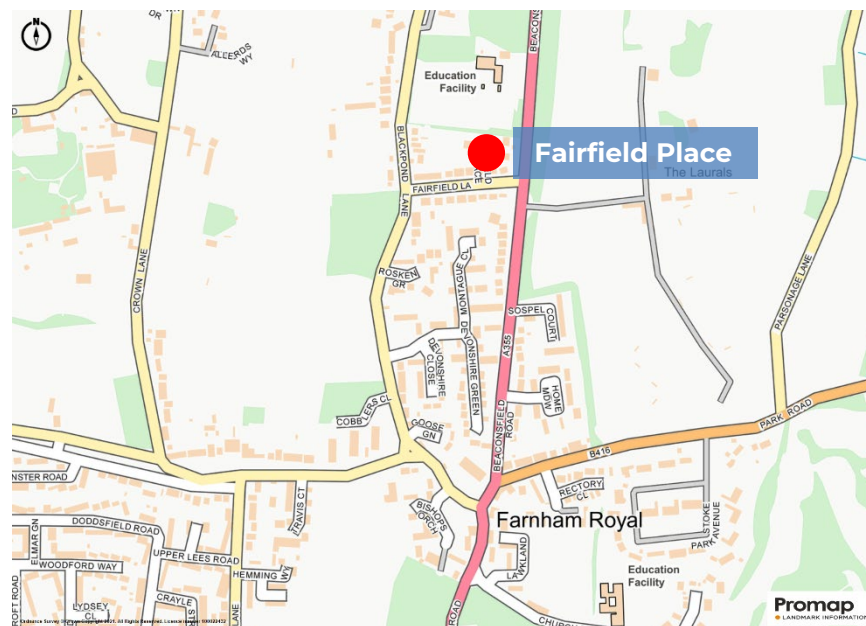
The M4 is approximately 2.8 miles to the south at J6 and the M40 is 3.8 miles to the north at J2.

DESCRIPTION

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ACCOMMODATION

Ground Floor: Reception room, large open plan kitchen / dining room with additional lounge, study, utility room, WC. Approximate internal floor area is 95 sq. m / 1,023 sq. ft

First Floor: Four bedrooms (two with en suite and one with dressing room), bathroom. Approximate internal floor area is 78.5 sq. m / 845 sq. ft

Second Floor: Bedroom (with en suite and dressing room) and large storage room. Approximate internal floor area is 44.25 sq. m / 476 sq. ft

External: Front garden / drive way, rear garden. Unit 1 benefits from a detached double garage and Unit 2 benefits from a linked single garage.

Unit	Ground		Garage		First		Second		Total	
	Sq m	Sq Ft	Sq m	Sq Ft	Sq m	Sq Ft	Sq m	Sq Ft	Sq m	Sq Ft
1	95	1023	42.25	455	78.5	845	44.25	476	260.00	2,799
2	95	1023	17.75	191	78.5	845	44.25	476	235.50	2,535
3	95	1023	0	0	78.5	845	44.25	476	217.75	2,344
Please note that the Agents have not measured the property and are relying on floorplans provided by the vendor.									Total	713.25 7,678





TENANCY SCHEDULE

UNIT / TENANT	LEASE TERMS	AVERAGE RENT* (PA)	COMMENTS
Unit 1 (Vacant)	-	-	Previously Let at £2,500 PCM / £30,000 PA
Unit 2 (Independent Housing UK Ltd)	19/10/2020 – 19/10/2025	£74,471	
Unit 3 (Independent Housing UK Ltd)	19/10/2020 – 19/10/2025	£56,366	
TOTAL		£130,837	

*Average contracted rent for the property between April 2022 – April 2023. A full breakdown of rent received on a monthly basis is available within the data room. There is no minimum contracted rent. Please see leases within the data room for further details.

Please refer to the leases within the dataroom for details on the mutual break clauses and other lease specifics

We have been provided the historic rent by the Receivers which have been given in good faith, however, the Receivers act without personal liability

ihl TENANT COVENANT

	2022	2021	2020	2019	2018
Turnover	£6,377,440	£6,569,272	£2,800,434	£1,548,702	£1,582,810
Pre Tax Profit	£14,359	£143,869	£198,307	£58,513	- £78,648
Shareholder's Funds	£680,248	£665,889	£522,020	£323,713	£265,201
Number of Employees	12	9	7	7	9

Units 2 and 3 are currently leased to Independent Housing UK Ltd ('IHL'). IHL is a registered charity and not-for-profit. IHL provides supported living accommodation to adults with a learning disability, mental health problems, acquired brain injury and associated physical disabilities. (www.ihl-uk.com). IHL have a **Creditsafe rating of A (90)**.

Please refer to the dataroom for copies of the leases and historic rental payments.



PLANNING

We understand that the property benefits from C3 use although would encourage interested parties to make their own enquiries with the local authority to satisfy themselves regarding the existing use.

TENURE

Freehold under title numbers BM417942, BM419106 and BM418217.

SERVICES

We understand the property is connected to all mains services including water, electricity, gas and sewerage.

LOCAL TAXATION

We understand that each of the properties are individually rated as Council Tax band 'G'. The local authority is South Buckinghamshire Council.

Interested parties should make their own enquiries with the Local Authority to verify this information.

EPC

Each property benefits from an Energy Performance Asset Rating of 86 (B).

Certificates are available within the dataroom.

DATA ROOM

A dataroom link is available containing relevant information including floorplans and title documents. Please contact the agents for access to the Dataroom.

VAT

We understand that VAT is not applicable.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in the transaction.



VIEWINGS

In person viewings are by appointment only.

SALE BY RECEIVERS

The property is offered for sale on behalf of N Edwards and G Bushby, the Joint Fixed Charge Receivers ('the Receivers'). The Receivers offer no title or collateral warranties associated with this property or transaction. The Receivers act without personal liability.

PROPOSAL

Offers are invited for the Freehold interest.



Get in touch

Matthew Southall
M +44(0)7887 987 409
Matthew.Southall@watling.com

Jamie Lamond
M +44(0)7903 056 581
Jamie.Lamond@watling.com

[watling.com](https://www.watling.com)

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 - 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

Please request access to the data
room for more information

June 2023

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