

## **FORMER ST PAUL CONVENT, MIDDLE GREEN, SLOUGH SL3 6BS**

FORMER CONVENT SITUATED WITHIN A PRIME SOUTH BUCKINGHAMSHIRE LOCATION  
WITH POTENTIAL FOR REDEVELOPMENT

## The Opportunity

- Former convent and ancillary premises on a site extending to 1.7 acres
- Additional opportunity to purchase adjacent land extending to 7.1 acres
- Approximately 15,500 sq ft of existing accommodation
- Affluent residential location within close proximity of future Crossrail station
- Development potential for residential, retirement, care and other uses, subject to necessary permissions



## Location & Situation

The convent and ancillary premises are located in an affluent, south Buckinghamshire, location and are set in immediate grounds extending to 1.7 acres (edged in red) but adjoining land of approximately 7.1 acres (edged in blue) may also be available. The convent site has potential for redevelopment for residential, retirement, care and other uses, subject to necessary permissions. Although currently comprising grazing land in the Green Belt, the adjacent land may have longer term development potential as part of any northern extension proposed for Slough.

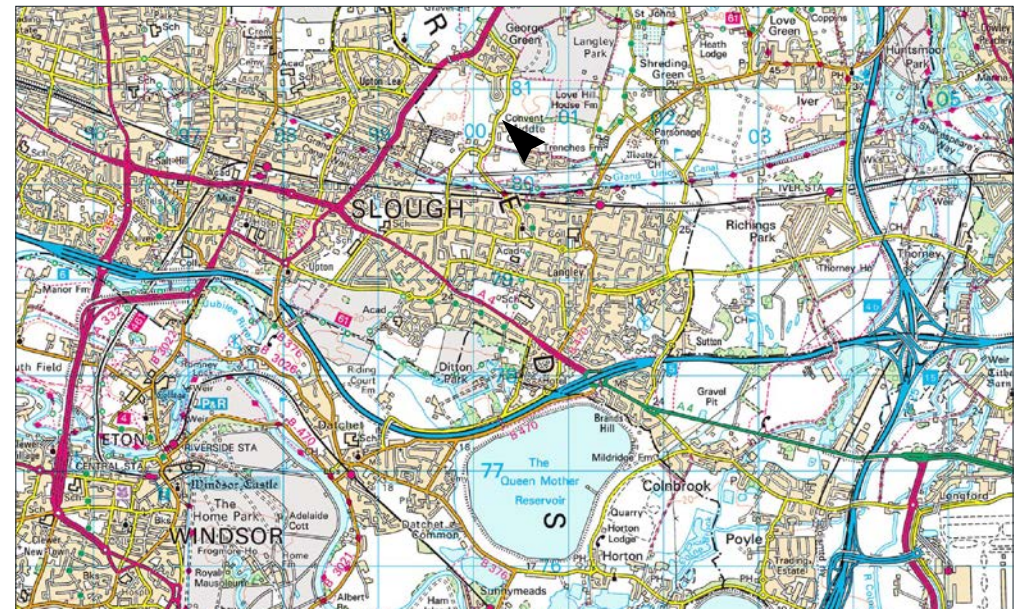
St Paul Convent is located in Middle Green, approximately 2½ miles east of Slough. It is an affluent hamlet in south Buckinghamshire. Nearby towns include Eton and Windsor 4 miles south west and Gerrards Cross 5 miles north.

The area is popular with commuters due to its proximity to London and excellent transport connections. Langley Station is situated approximately 0.7 mile to the south east which provides regular Great Western Railway Services to London Paddington with journey times of approximately 30 minutes. Langley Station is on the Crossrail route which will further improve links to central London with direct trains to Bond Street, Liverpool Street and Canary Wharf.

The site occupies an exceptional location, with a private setting, in a desirable part of Buckinghamshire whilst still benefitting from close proximity to the M4 and M25 motorways. Heathrow Airport lies approximately 12 miles to the east.



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## Description

The convent, chapel, workshops and offices, which were purpose built in the 1960s with later alterations and additions in the mid 1990s and early 2000s, have provided accommodation for a working community of nuns providing books and other media. The activity and community are being relocated elsewhere and the property will be surplus to requirements.

In the main building there are 25 ensuite bedrooms in addition to a number of large reception rooms, dining room, two kitchens, laundry room, a chapel, a sacristy and two offices. There is a lift to all floors. The two storey administration block comprises seven partitioned offices on the ground floor and three offices on the first floor. There is also a large living room on the first floor. The retail warehouse extension comprises a kitchenette, open plan office area, two partitioned offices, a warehouse store and a workshop.

The property sits in a site extending to approximately 1.71 acres comprising tarmacadam parking and pathways, small outbuildings and sheds and a garden. There is gated access from Middle Green road which is screened with mature trees on the perimeter.



## Accommodation

The approximate gross internal area of the building is detailed below.

Main building	GIA (sq m)	GIA (sq ft)
Ground	785.36	8,453
First	327.98	3,530
Second	189.17	2,036
Third	128.52	1,383
<b>Total</b>	<b>1,431</b>	<b>15,403</b>

There is also a small outbuilding used as storage that extends to 11.48 sq m (123.52 sq ft).





## Planning and Development Potential

The site is within the administrative area of South Bucks District Council. The development plan comprises the Core Strategy (2011) and the Saved Policies of the Local Plan (1999). South Bucks District Council and Chiltern District Council are preparing a new emerging joint Local Plan for Chiltern and South Bucks Districts.

The convent site comprises previously developed land within the Green Belt such that there is potential for reuse of existing buildings, replacement or redevelopment for a number of uses that could include residential, retirement or care uses, subject to necessary permissions.

The adjacent land may also have longer term potential for residential development. It is located just north of the Slough Borough Council area, who through the Duty to Cooperate and its own Local Plan processes, is promoting a Northern Extension to Slough in the South Bucks Green Belt. Slough commissioned Atkins to provide a high level spatial plan illustrating the ambition for an urban extension to the north-east of Slough in the form of a "Garden Suburb". It published a draft Slough Northern Extension Report in September 2017 which includes proposed housing in Middle Green.

## Tenure

The convent site outlined in red is being offered freehold with vacant possession. Rights of access and for servicing may need to be reserved to the adjacent land.

The land outlined in blue may be available by separate negotiation on a basis which reserves the seller appropriate development value for any future development on the land.

## Method of sale

We will be inviting proposals for the purchase of the convent site by way of an informal tender with details to follow. Unconditional offers are preferred but subject to planning or deferred purchase or hybrid proposals will be considered.

Offers can be made for the sites individually or both sites together.

## Viewings

Inspections are strictly by appointment with the vendor's sole agents, Gerald Eve.

## Further Information

A copy of the freehold title, EPC and floor plans can be made available on request.

## Contacts

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