

COMMUNITY PROPERTY WITH FUTURE REGENERATION POTENTIAL



MAIDENHEAD IVY LEAF CLUB

HOLMANLEAZE, MAIDENHEAD, BERKSHIRE SL6 8AW

COMMUNITY PROPERTY WITH FUTURE REGENERATION POTENTIAL
LONG LEASEHOLD INTEREST AVAILABLE



Regulated by RICS

FOR SALE

PRICE ON APPLICATION

FLOOR AREA

13,881 SQ FT

SITE AREA

0.80 ACRES

PARKING

50+ SPACES

THE OPPORTUNITY

A rare opportunity to acquire a substantial long leasehold community property occupying a prominent site extending to approximately 0.80 acres.

The property provides extensive social, community, leisure and ancillary accommodation, together with a three-bedroom flat and significant on-site parking. The existing layout may suit a range of community, leisure, educational, training, charitable, faith-based and wellbeing uses, subject to the lease provisions, planning requirements and all necessary consents.

The lease restricts use to social and community purposes and contains controls over assignment and building works. We understand that the property forms part of Local Plan allocation AL9, Saint-Cloud Way. Longer-term regeneration proposals would require engagement with the Royal Borough of Windsor & Maidenhead as freeholder and appropriate lease, planning and statutory approvals.

- Long leasehold interest expiring 22 December 2046
- Approximate site area of 0.80 acres
- 13,881 sq ft of community and ancillary accommodation
- Large hall, bars, function rooms and leisure areas
- Commercial kitchen, cellar and storage
- Three-bedroom first-floor flat
- More than 50 on-site parking spaces
- Use and assignment subject to the lease
- Property forms part of Local Plan allocation AL9

PLANNING & LEASE POSITION

Lease: social and community use; assignment, underletting or parting with possession requires the Council's prior consent. **Planning:** we understand that the property forms part of Local Plan allocation AL9. Any alternative use or redevelopment requires freeholder agreement, planning permission and all other necessary consents.

LOCATION & ACCESS Central Maidenhead location, approximately 10 minutes' walk from Maidenhead railway station.

13,881

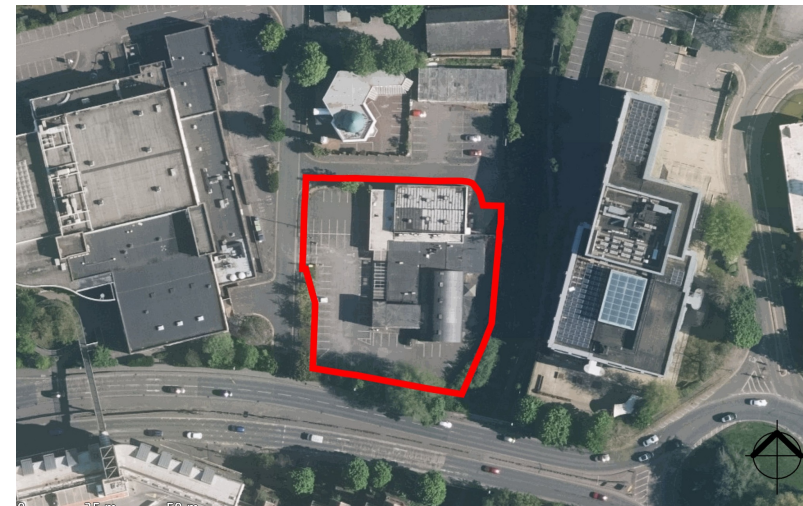
TOTAL SQ FT

0.80

ACRES

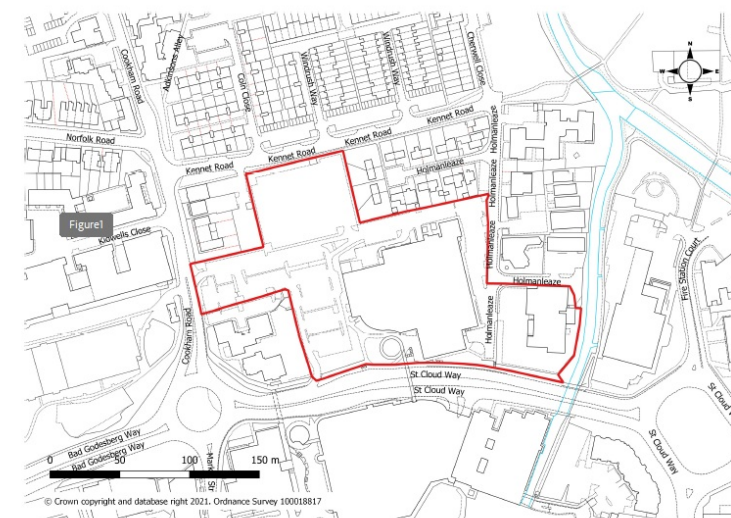
50+

CAR PARKING SPACES



RED LINE DENOTES THE PROPERTY BOUNDARY

LOCAL PLAN ALLOCATION AL9 - SAINT-CLOUD WAY



Source: RBWM Borough Local Plan, Policy AL9. Extract reproduced for identification and marketing only. Contains Crown copyright and database right 2021, Ordnance Survey 100018817. All rights reserved. Purchasers must rely upon their own planning enquiries.

THE PROPERTY



ACCOMMODATION OVERVIEW

A substantial detached social club extending to approximately 13,881 sq ft over ground and first floors. The self-contained site provides extensive frontage and more than 50 private parking spaces. Accommodation includes a main function hall, members' lounge, bars, snooker room, commercial kitchen, beer cellar, ancillary storage and a three-bedroom first-floor flat.

KEY HIGHLIGHTS

- Approx. 0.80-acre site
- 13,881 sq ft of accommodation
- Large function hall and multiple bars
- Three-bedroom first-floor flat
- 50+ on-site car parking spaces
- Property forms part of Local Plan allocation AL9

ACCOMMODATION	SQ FT	SQ M
Ground Floor	12,907	1,199
First Floor	974	90.56
TOTAL	13,881	1,289

LEASE SUMMARY

- 60-year term from 23 December 1986
- Lease expiry: 22 December 2046
- Peppercorn rent, if demanded
- Use limited to social and community purposes
- Assignment, underletting or parting with possession requires prior Council consent
- Buildings or improvements require prior Council consent



PROPOSAL

Regulated by RICS

LONG LEASEHOLD INTEREST

PRICE ON APPLICATION

LEASE EXPIRY

22 DECEMBER 2046

SITE AREA

APPROX. 0.80 ACRES

DEVELOPMENT & REGENERATION POTENTIAL

We understand that the property forms part of Local Plan allocation AL9, a wider mixed-use allocation. The lease restricts the property to social and community purposes; assignment, underletting or parting with possession requires the Council's prior consent and the lease refers to an assignee for similar social and community purposes. Buildings or improvements require the Council's written consent. Any redevelopment, alternative use, lease variation, surrender or freehold acquisition would require agreement with the Royal Borough of Windsor & Maidenhead as freeholder, together with planning permission and all other necessary consents. No representation is made that the Council is willing or obliged to vary the lease, accept a surrender or dispose of its freehold interest. Purchasers must rely on their own legal and planning advice.

BUSINESS RATES

Rateable Value: £35,250

Indicative rates payable: approximately £13,466 pa if the property qualifies for the 2026/27 small-business RHL multiplier; otherwise approximately £15,228 pa using the small-business non-RHL multiplier.

Interested parties should verify the rates payable and availability of any reliefs directly with the billing authority.

ENERGY PERFORMANCE CERTIFICATE

EPC: TBC

VIEWING & FURTHER INFORMATION

Steven Macdermott MRICS

T 01494 677755 E srm@jaggardmacland.co.uk

Zac Murdoch

T 01494 677755 E zm@jaggardmacland.co.uk

Important Notice: Jaggard Macland, their clients and any joint agents give notice that these particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken for any statements within these particulars. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Macland have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Subject to Contract.