PINKNEYS GREEN DEVELOPENT OPPORTUNITY FOR SALE



0.42 ha (1.04 acre)

Beaufort House, Lee Lane, Pinkneys Green,

Maidenhead

SL6 6NU

ONE ACRE SITE OVERLOOKING NATIONAL TRUST LAND

KEMPTON CARR CROFT PROPERTY CONSULTANTS

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Location

The property is situated on Lee Lane at the junction with Darlings Lane and occupies a superb location that overlooks National Trust land to the north and east.

Maidenhead Town Centre and Railway Station are 2 miles to the south and, on the completion of Crossrail in 2019, the Elizabeth Line will provide a new direct service to Central London with the following travel times:

Bond Street - 41 mins Liverpool Street - 48 mins Canary Wharf - 55 mins

The A404(M) and M4 are about 2 miles from the property providing a motorway link to the M40, M25 and Heathrow Airport (approx 25 mins drive).

Description

Estimated site area 0.42 ha (1.04 acre).

The site is level and regular in shape with all main services connected.

Existing Dwelling - a 4 bedroom bungalow built about 60 years ago with estimated Gross Internal Floor Area of 247 sq. m. including the garage. There are extensive landscaped gardens and a tennis court in a dilapidated condition.

Town Planning

Recently granted Permitted Development rights have established that the dwelling could be extended to provide a Gross Internal Area of 362 sq. m. (3,895 sq.ft.).

An existing planning application will, if granted, establish a potential built area of 443 sq.m. (4,767 sq. ft.).

Subject to planning we consider that the plot will support a new replacement 2/3 storey dwelling of approaching 5,000 sq. ft. and there are a number of houses of similar or larger size on smaller plots in the immediate vicinity.

Proposal

Guide Price £1,250,000

Offers are invited for the freehold interest of the site as outlined on the Plan.

Viewing Strictly By Prior Appointment

Viewing and further information



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