

# PINKNEYS GREEN DEVELOPMENT 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

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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



**Ron Gower**  
[ron.gower@kemptoncarr.co.uk](mailto:ron.gower@kemptoncarr.co.uk)  
07831899443



**Mitchell Brooks**  
[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)  
07818 117021

