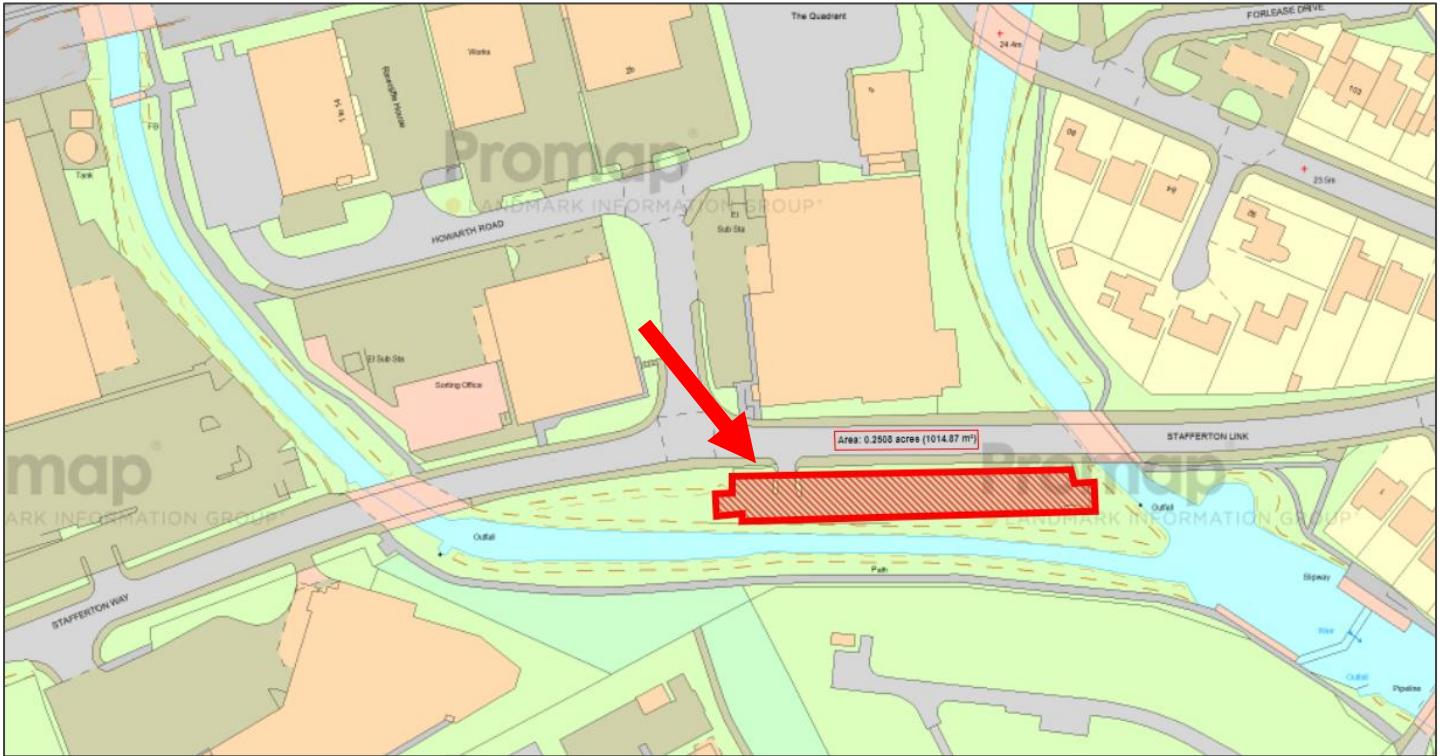


# FOR SALE

**SITE SUITABLE FOR RESIDENTIAL REDEVELOPMENT  
TO BE SOLD ON A SUBJECT TO PLANNING BASIS**



**Site circa 0.25** acres

Land on Stafferton Way

Maidenhead

**Berks**

SL6 1AY

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead Office 01628 771221



## Location / Description

The plot (0.2508 acres) is positioned near the town centre of Maidenhead, approximately 1.8 miles north from J8, M4 and walking distance (0.43miles) to the train station, providing services to London Paddington.

The site is utilised for car parking by the current leaseholder but will be sold with vacant possession.

There is clear residential development potential. Indicative plans are available to show 32 one-bedroom flats, although no planning permission has yet been sought, nor have any discussions been had with the council on the plans specifically, however the council have indicated a keen desire to see the land redeveloped to residential.

An apartment scheme in this location we feel would well suite first time buyers and commuters looking to use the train services into London Paddington / Elizabeth line, that potentially will not need car parking.

## Method of Disposal / Price

The site will be disposed of by informal tender. Any Offer made will need to be supported by drawings of the proposed redevelopment for the client's consideration.

A best bid process may take place if multiple offers are received. Our clients are not obligated to accept any offers received.

Note: The site currently forms part of a long leasehold title. A new freehold title will be formed / granted as part of the sale process. The freehold will be granted for the redevelopment of the land to a residential scheme only, upon successfully obtaining residential planning permission, not before. The premium for obtaining the freehold rights to the land will be paid by the current leaseholder as part of the sale process.

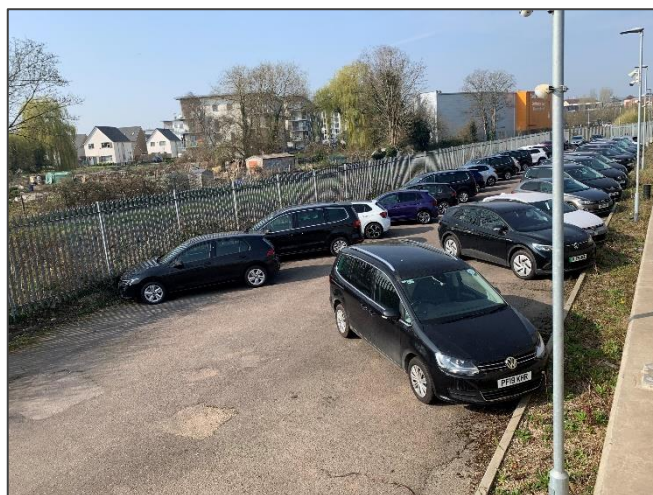
VAT will not be applicable to this sale.

## Business Rates

The site is currently not assessed separately for business rates, as it forms part of the existing title which is rated/assessed as a whole.

## Viewing

Viewings are strictly by appointment via sole agents Kempton Carr Croft.



## Viewing and further information

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