

RESIDENTIAL DEVELOPMENT OPPORTUNITY – FOR SALE



Plot size: 0.2553 acres

**The Lodge
Park Road
Stoke Poges
Bucks
SL2 4PJ**

Freehold Residential Development Opportunity (S.T.P.)

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Situated within Stoke Poges, on the B416 Park Road just over ½ mile to the southwest of Stoke Poges village centre. Adjacent to the grounds of Tithe Farm Nursing Home and close to Stoke Park and the South Buckinghamshire Golf Course.

Slough centre is circa 3.5 miles to the south and offers excellent transport links to the M25 via the M4, to London.

The mainline railway station in Slough provides services to London Paddington, Reading and the West, with frequent trains running every 12 minutes. For services to London Marylebone, High Wycombe and Birmingham, Gerrards Cross railway station is approx. a 10-minute drive to the north.

Slough Railway Station: Approx. 12 Mins (3.5 Miles)

Gerrards Cross Railway Station: 10 Mins (2.6 Miles)

Description

The **freehold** of the site is being offered for sale with no overage agreement being sought. The site currently has a four-bedroom detached house and double garage within it in need of refurbishment.

Title No: BM57034

Accommodation

Ground Floor	612 Sq.Ft	56.8 Sq.m
First Floor	482 Sq.Ft	44.7 Sq.m
Garage	301 Sq.Ft	28 Sq.m
TOTAL	1,3945 Sq.Ft	129 Sq.m

Terms

The freehold is offered for sale at £950,000

Each party to bear their own professional and legal costs.

The property is not elected to pay VAT.

Energy Performance Rating

E-53



Viewing and further information

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