

LAND AT DORNEY REACH

Harcourt Close, Maidenhead, Buckinghamshire SL6 0DY



Computer generated image for illustrative purposes only.

Key Highlights

- Residential Development Opportunity in Dorney Reach, Maidenhead
- Planning permission for 3 dwellings and 3 rear garden sheds
- Site extends to approximately 0.22 acres (0.09 Hectares)
- Offered with Vacant Possession
- Proposed development totalling approximately 3,132 Sq. Ft. (NIA)
- Located circa 3 miles (4.8 km) from Junction 7 of the M4
- Unconditional offers are invited by noon on Thursday 15th February 2024.

One Forbury Square
The Forbury
Reading RG1 3BB

0118 9520 500

savills.co.uk

savills

Location

The site is located in Dorney Reach, which is part of the parish of Dorney in Buckinghamshire. The site is located between Maidenhead, Windsor and Slough. These larger towns and the surrounding villages provide Dorney Reach with a good selection of retail and leisure options.

The immediate area comprises residential dwellings and Dorney School, a junior school situated to the west of the site.

Beyond the residential areas, Dorney Reach is surrounded by agricultural land and bounded to the east by the Jubilee River and to the west by the River Thames.

Site Description

At present, the site comprises a block of 28 lock-up garages with access off Harcourt Close.

The site extends to approximately 0.22 acres (0.09 Hectares). Vacant possession is offered upon completion.

Planning

The site has planning permission (ref: PL/22/0388/FA) for the demolition of the existing garages and the erection of 3 dwellings and 3 rear garden sheds. The plans also include parking spaces for twelve vehicles. Planning was granted on 25th August 2022.

The planning provides for a terrace of three dwellings and below are indicative unit sizes (NIA) for the units.

FLOOR AREA	SQ FT	SQ M
Unit 1	1,044	97
Unit 2	1,044	97
Unit 3	1,044	97
TOTAL	3,132	291

Legal

The site is owned freehold under Title number BM160487.

Further information relating to the title can be found in the Information Pack.



All plans and images are for illustrative purposes only and not to scale.

One Forbury Square
The Forbury
Reading RG1 3BB

0118 9520 500

savills.co.uk

savills



All plans and images are for illustrative purposes only and not to scale.

One Forbury Square
The Forbury
Reading RG1 3BB

0118 9520 500

[savills.co.uk](https://www.savills.co.uk)





TRAVEL CONNECTIONS

Road

Dorney Reach is ideally positioned between three strategic towns along the M4 corridor, with approximate distances of:

- Maidenhead - 3.5 miles (5.6 km)
- Slough - 5.2 miles (8.4 km)
- Windsor - 6.8 miles (11 km)

The site is located within close proximity to several arterial motorway networks, with approximate distances of:

- M4 Junction 7 - 3 miles (4.8 km)
- A404 circa 2 miles (3.2 km)
- M25 Junction 15 - 10 miles (16 km)
- M3 Junction 2 - 14 miles (22.5 km)

Trains

The site is situated circa 3.7 miles from Maidenhead rail station, providing rail links to:

- Reading- c.14 minutes
- London Paddington- c.30 minutes
- Didcot Parkway - c.35 minutes

The Elizabeth Line train can be accessed from Maidenhead railway station, operating through Central London to the east. Maidenhead has defacto become part of the London transport network.

Airports

Heathrow Airport is circa 12.4 miles (20 km) to the west of Dorney Reach, with Gatwick Airport circa 47 miles (75km) to the south east.

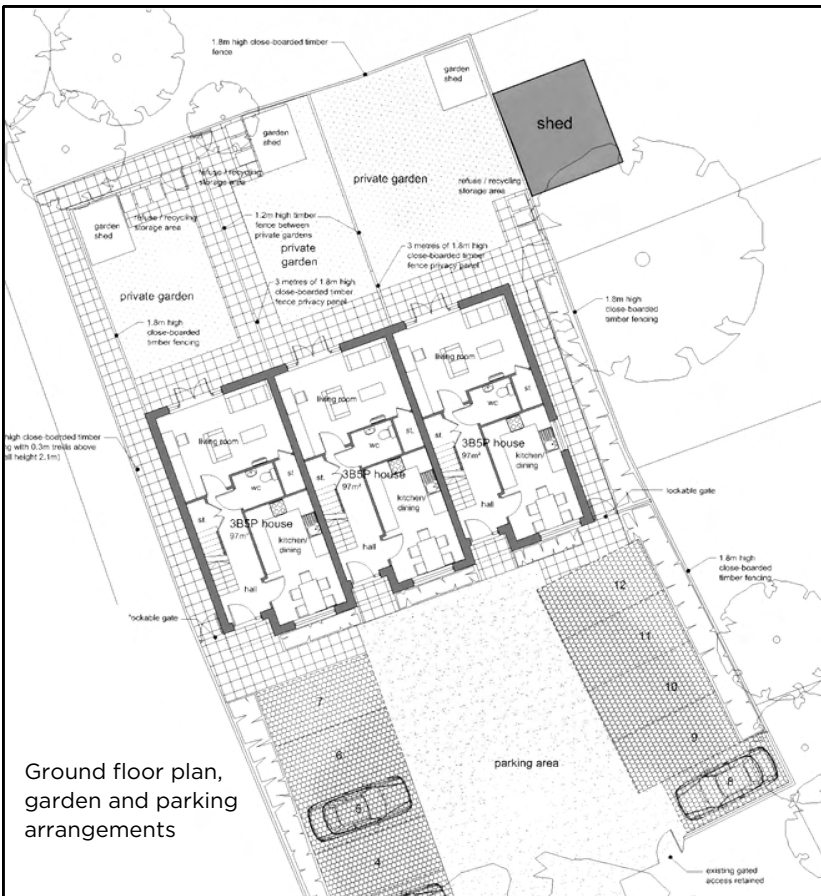


One Forbury Square
The Forbury
Reading RG1 3BB

0118 9520 500

savills.co.uk

savills

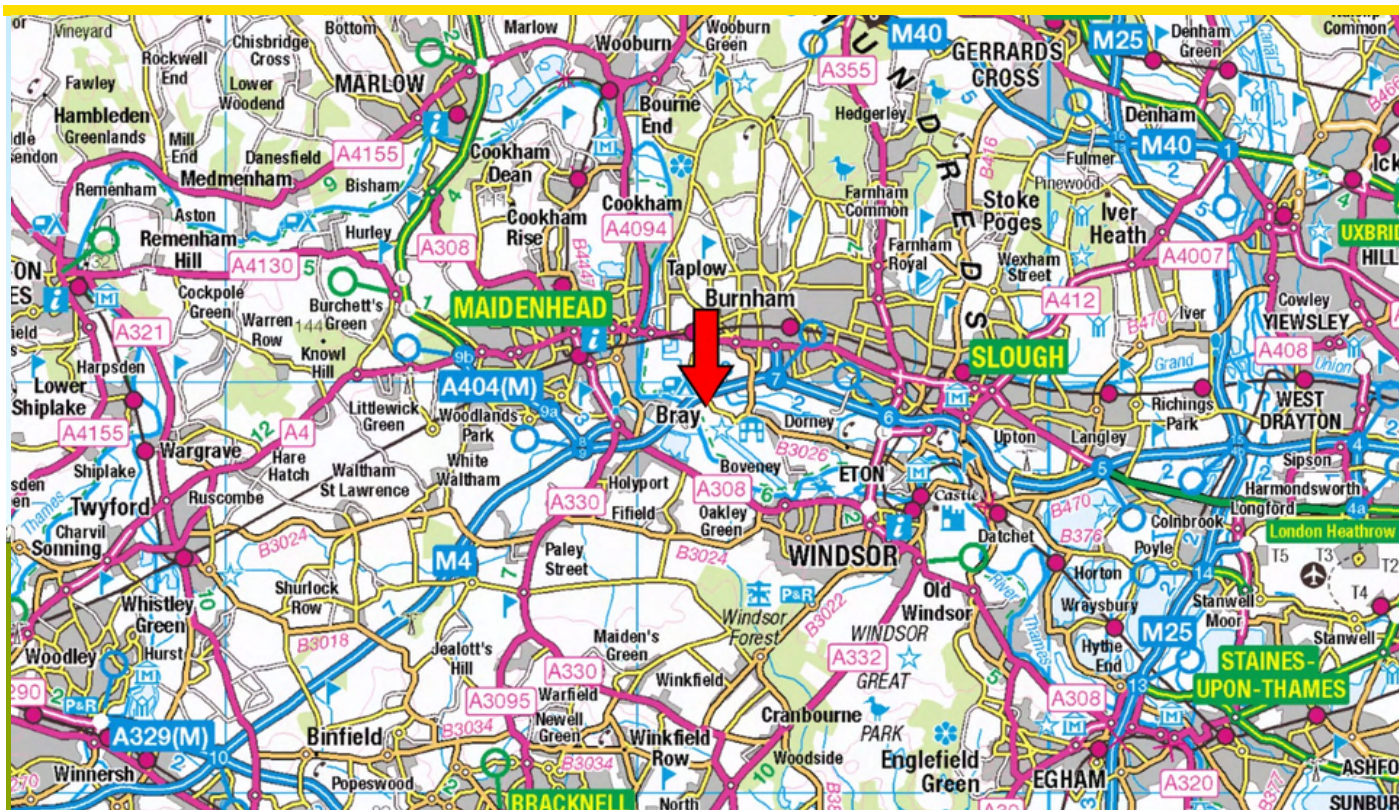


All plans, drawings and computer generated images are for illustrative purposes only and not to scale.

One Forbury Square
 The Forbury
 Reading RG1 3BB
0118 9520 500

savills.co.uk





Services

Parties are advised to make their own enquiries relating to services and utilities based on their requirements.

Information Pack

Further information relating to this opportunity can be found in the Information Pack via the link provided - [Dorney Reach Information Pack Link](#)

VAT

We are advised the property is not elected for VAT.

Viewings

Roadside viewings may be undertaken, however we would ask that you are discreet and full site inspection can be made by appointment only via the agent.

Local Authority

Buckinghamshire Council
King George V House,
King George V Road,
Amersham,
Buckinghamshire, HP6 5AW

Method of Sale

Offers are invited from interested parties by 12 noon on Thursday 15th February 2024. Please note that the Vendors will not be obliged to accept the highest or any other offer, and the deadline may be subject to change at a later date.

The Vendor is seeking exchange and completion to take place within a 12 week period after an offer has been accepted.

Parties will be required to submit their offer and include the following information:

- Level of offer;
- Confirmation you can complete within 12 weeks of your offer being accepted;
- Any overages offered, ideally on any increase in living space and / or over a total gross development value level;
- A breakdown of abnormal cost and planning contribution allowances;
- Other expected costs;
- Level of deposit;
- Proof of funds;
- Solicitors' details;
- Any other details that you feel should be considered to complement your offer.

Contact

Fiona Sullivan
Development
+44 (0) 7850 588 007
fiona.sullivan@savills.com

Henry Eve
Development
+44 (0) 7812 686 371
henry.eve@savills.com

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed & Produced by Savills Creative Services: 020 7499 8644 | October 2023

savills