



All enquiries Ref: Thomas Mason



- Substantial freehold single-story building
- Planning permission granted for a “Grand Designs” style modern contemporary home of approximately 6,775 sq ft
- Ideal for self-build or developer
- 3 Phase Electric
- Full vacant possession

Location:

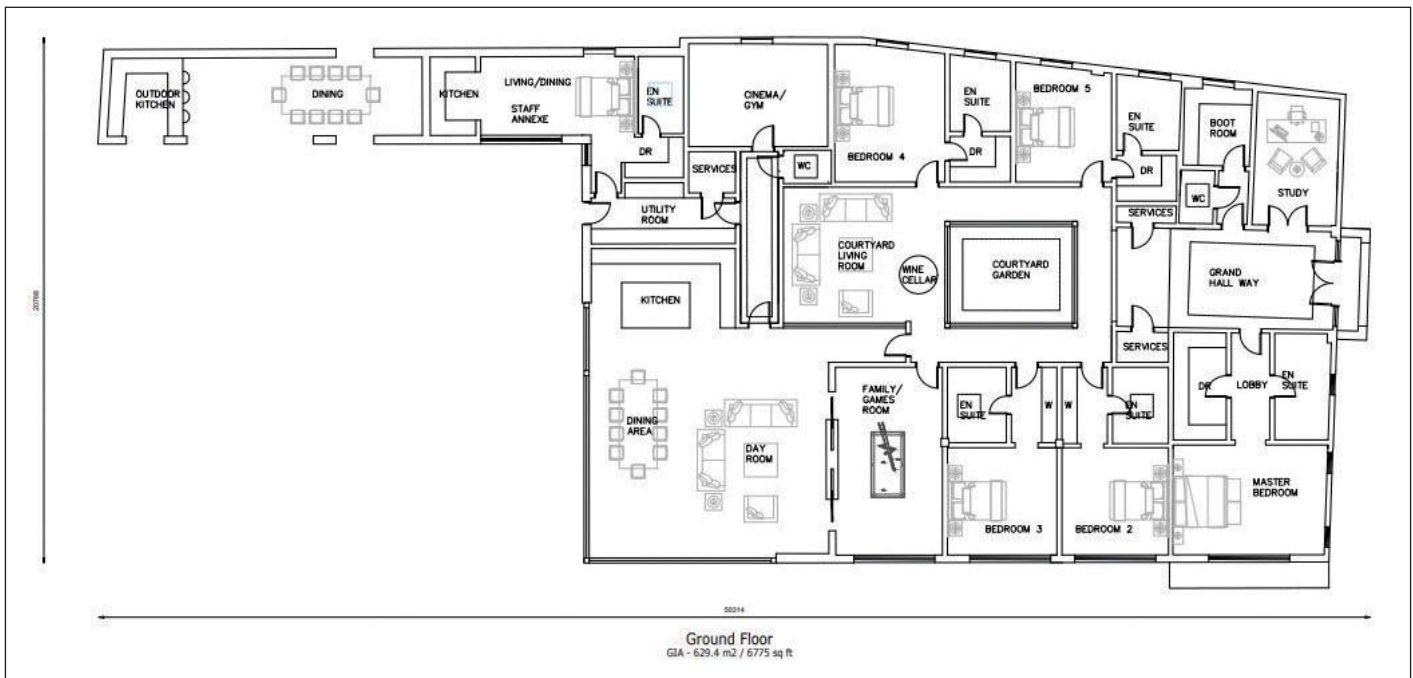
The property is situated within the sought after location of Winkfield between Ascot and Windsor on Mounts Hill between its junctions with North Street and Hatchets Lane. Public transport links include Ascot mainline rail station with direct links to Reading and London Waterloo together with a network of local bus services serving the surrounding vicinity. Road links include the A322, A30, A329 and 34 & M3 Motorways. An extensive range of shopping amenities, bars and restaurants can be found locally within Ascot, Bracknell and Windsor. The property is also well located for Ascot Racecourse. Recreational pursuits can be found locally at the open spaces of Windsor Great Park, The Savill Garden and Virginia Water park and lake.

Description:

Substantial freehold single-story building with planning permission granted for a “Grand Designs” style modern contemporary home of approx 6,775 sq. ft.

Existing Accommodation:

Open plan accommodation including two large rooms, two further rooms, kitchen area, open plan entrance hall, shower room/WC, Shower room/WC Annex: One bedroom, reception room, kitchen, shower room/WC
Outside: Surrounding gardens and off-street parking and stables



Proposed floor plan (23/00457/FUL)

Planning:

Planning permission was originally granted by Bracknell Forest Council on 24th January 2022 under planning application reference 21/01041/FUL for conversion of existing stable and storage building into an independent 5 bedroom dwelling. Please also see 23/00457/FUL for a later Grant of Permission and more recent remodelling of the dwelling.

Planning Granted: 23/00457/FUL (full remodelling) accommodation

Five bedrooms with en-suite, four reception rooms, kitchen, indoor courtyard, gym/cinema, utility room, WC
 Annex: Open plan bedroom/reception room, kitchen, shower room/WC
 Outside: Surrounding gardens and off-street parking

Alternative Uses / Options (subject to planning):

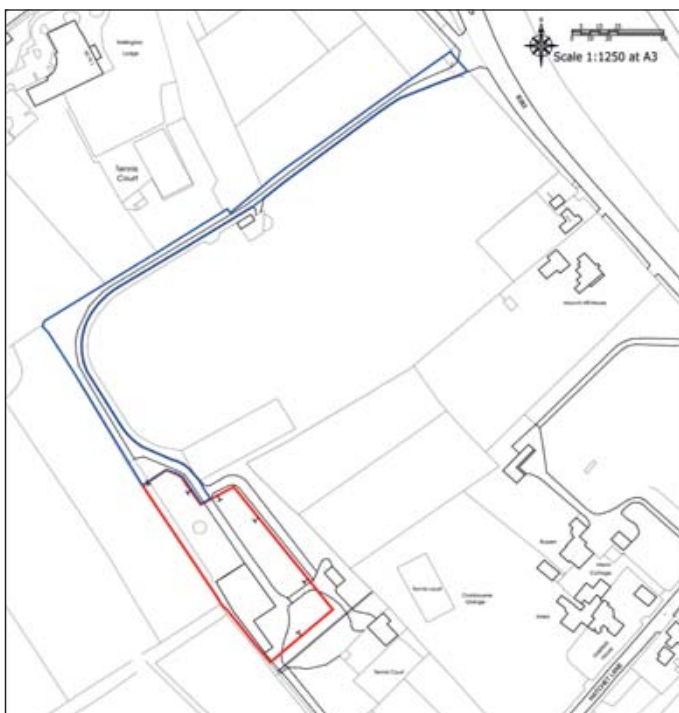
The substantial building and plot could also be suitable for a range of occupiers and a variety of uses, subject to the necessary planning permissions and consents. Prospective purchasers must rely upon their own enquiries with regards to all aspects of planning.

Total site area:

Approximately 1 acre

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



CGI of proposed development



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