



# SIMMONS & SON



## Bower Way, Cippenham, SL1 5HJ

**Price Guide £1,650,000 Freehold**

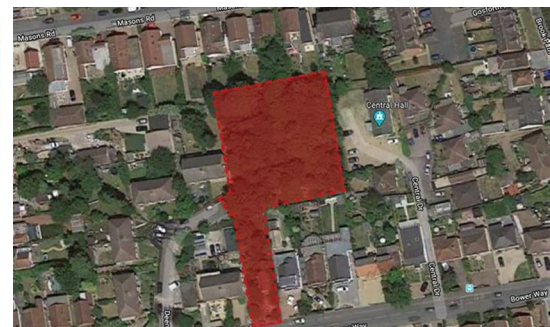
CIPPENHAM VILLAGE - RESIDENTIAL DEVELOPMENT SITE - PLANNING PERMISSION GRANTED

Estimated GDV £5,200,000 - £5,300,000 (subject to specification). Redevelopment of the entire site by demolition of existing residential unit on site and providing 9 new residential units (6 x 3 Bedroom units (550k-575k), 2 x 4 Bedroom units (600k-625k) and 1 x 5 Bedroom Unit (700k-725k)) and appending bike storage, bin storage, parking and gardens, whilst providing a new access to the rear of the site from Deena Close.

The site is conveniently located 0.74 km from Burnham Rail Station, 0.42 km from local schools and 1.04 km from the M4 motorway junction 7.

For the plans, decision notice & further details go to [www.sbcplanning.co.uk](http://www.sbcplanning.co.uk) using Reference: P/19187/002


For further details please call 01753 575676 Ref: JGP




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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