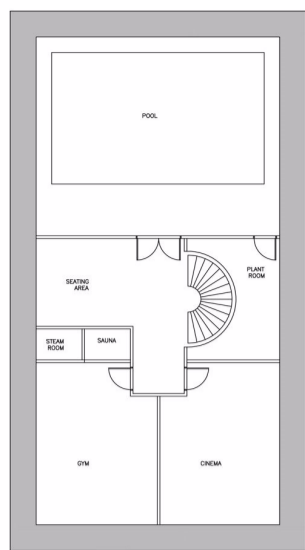
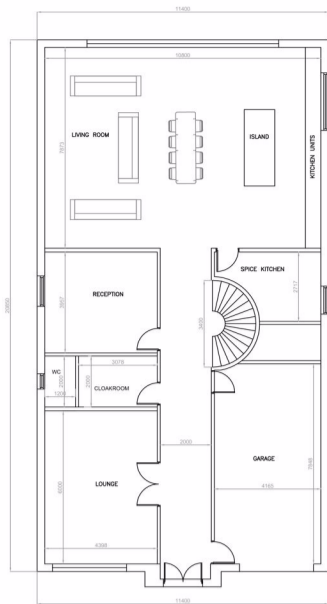


Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

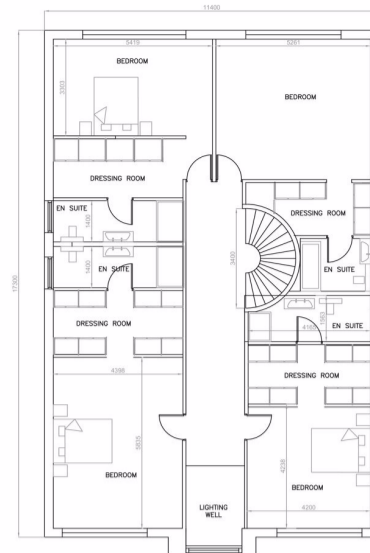




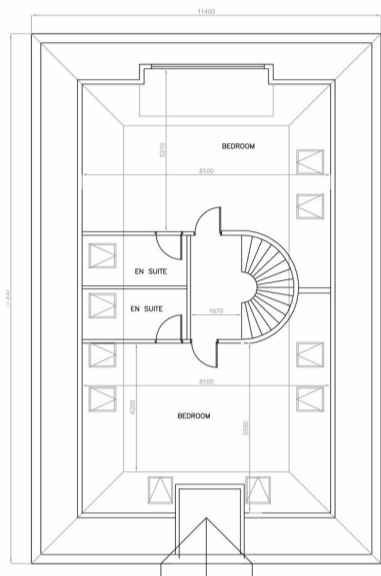
BASEMENT LEVEL
AREA 237.69m²



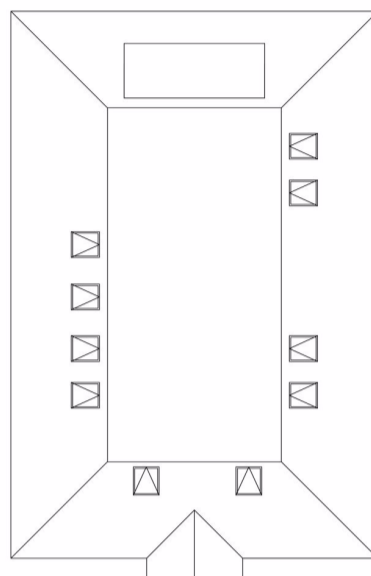
GROUND FLOOR
AREA 237.69m²



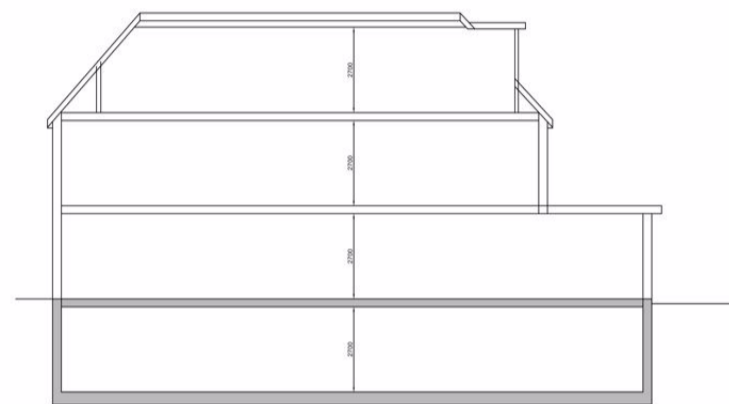
FIRST FLOOR
AREA 197.22m²



SECOND FLOOR
AREA 197.22m²



ROOF



SIDE

Offered at an advanced stage of construction, the property presents a unique opportunity for an incoming purchaser to complete and tailor the interior to their exact specifications, delivering a truly bespoke, luxury home in a premier location.

Approved planning permission provides for the following accommodation layout:

The **basement level** will incorporate a comprehensive leisure suite, including a large indoor swimming pool, plant room, steam room and sauna, a fully equipped gymnasium, and a dedicated cinema room — ideal for luxurious modern living.

The **ground floor** is designed to feature an impressive entrance hallway, a vast open-plan kitchen/living/dining area, an additional reception room, formal lounge, separate spice kitchen, cloakroom with wc, and a spacious integral garage.

The **first floor** will offer four generously proportioned double bedrooms, each with private en suite bath or shower rooms and walk-in dressing rooms, all accessible via a grand central landing.

The **second floor** provides a further two large bedrooms, each with their own en suite facilities, ideal for guests or extended family accommodation.

This substantial residence offers a rare combination of scale, location, and the opportunity to add significant value through completion and personalisation.

The property is offered chain-free and with highly flexible purchase terms

- Under the vendor's proposed structure, contracts may be exchanged with an initial payment of £150,000. The purchaser will then benefit from an extended 18-month completion window, allowing sufficient time to finalise construction works, secure refinancing, and complete the transaction. During this period, the purchaser will be required to pay the vendor an interest fee of £5,000 per month until completion.
- This arrangement significantly reduces initial capital requirements and allows the buyer to revalue the asset post-completion, presenting a highly attractive proposition for both end-users and investors.



FRONT
TOTAL AREA 869.82m² – 9362.66ft²



REAR