

ALLDAY
& MILLER



Richings Way, Iver, SL0 9DB
£800,000

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£800,000

- Rare Undeveloped Garden Plot In A Sought-after Village Location
- Substantial Quarter-Acre Plot With Limited Comparable Opportunities Locally
- Three Bedrooms
- Scope For Redevelopment Or Replacement (STPP)
- A Short Walk From Iver Station On The Elizabeth Line
- Two Reception Rooms

Description

Situated in the sought after village of Richings Park, this property occupies an unusually large and increasingly rare undeveloped garden plot of approximately a quarter of an acre, offering a significant opportunity in a location where few comparable sites remain.

The value of the property lies primarily in the size, setting and potential of the plot, which provides clear scope for redevelopment or replacement, subject to the necessary planning consents. The plot's size and configuration also offer flexibility for phased or long-term plans, subject to the necessary consents. Opportunities of this nature in such a desirable village location are now scarce and seldom come to market. The existing dwelling provides a starting point for purchasers considering a phased approach, while plans for redevelopment or replacement are explored. As such, the property will appeal principally to buyers seeking to create a bespoke home tailored to their own requirements, making full use of the generous plot.

Externally, the substantial garden is a particular feature, extending to approximately 40 metres in length and offering a level of privacy and flexibility that is increasingly difficult to find locally.

Situation

Richings Park combines a semi-rural village setting with excellent transport connections. Iver station on the Elizabeth Line, providing fast services to Central London, Canary Wharf, Heathrow and Reading, is approximately a 10-minute walk from the property. Road users benefit from convenient access to the M4, M25 and M40.

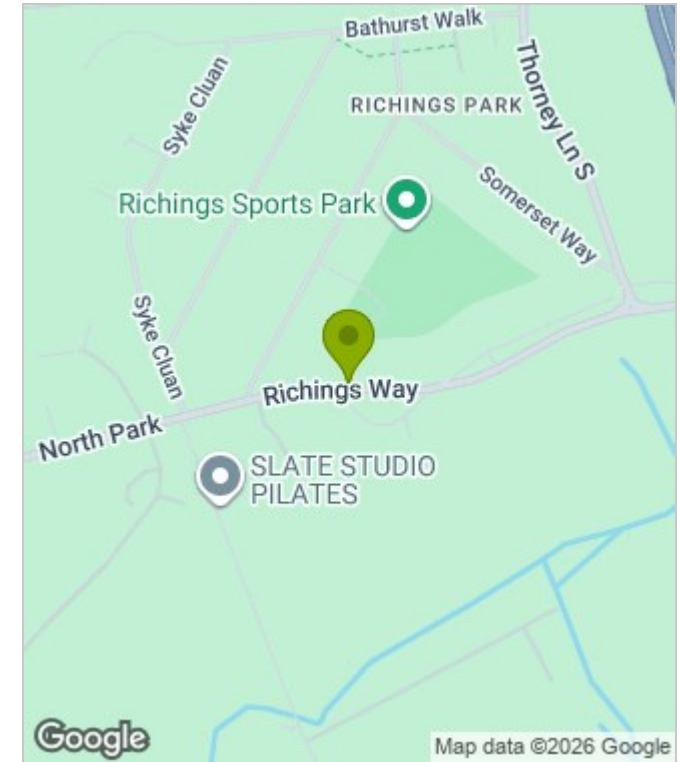
The village offers a range of local amenities with more extensive shopping and leisure facilities available in nearby Uxbridge, Windsor and Gerrards Cross. The location offers access to a number of established state and independent schools, which continues to underpin its popularity with families.



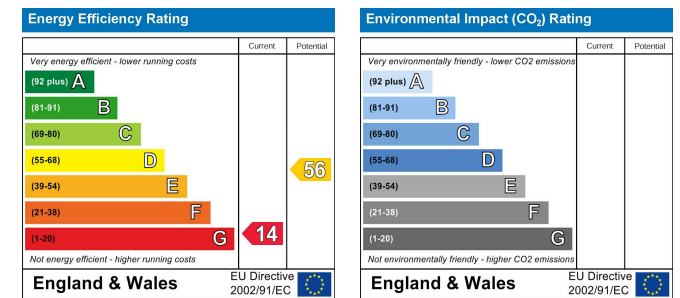
Floor Plans



Area Map



Energy Performance Graph



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