

Land at Oaks
Ballencrieff Road, Sunningdale, SL5 9RA

A **unique** residential development opportunity benefitting from full planning permission for two executive detached residential houses.

The opportunity.

- The 0.65 acre site benefits from full planning permission (23/01147/FULL) for two detached dwellings, two garages and associated access.
- Located within one of the most sought-after, exclusive villages in the southeast of England
- Close vicinity to Ascot, Windsor, and Bracknell offering extensive employment and leisure opportunities for local residents
- The prestigious village benefits from excellent transport links to nearby major settlements, central London, and international airports
- Situated with convenient access to a broad range of both independent and comprehensive schools
- Unconditional offers sought



Red line for indicative purpose only

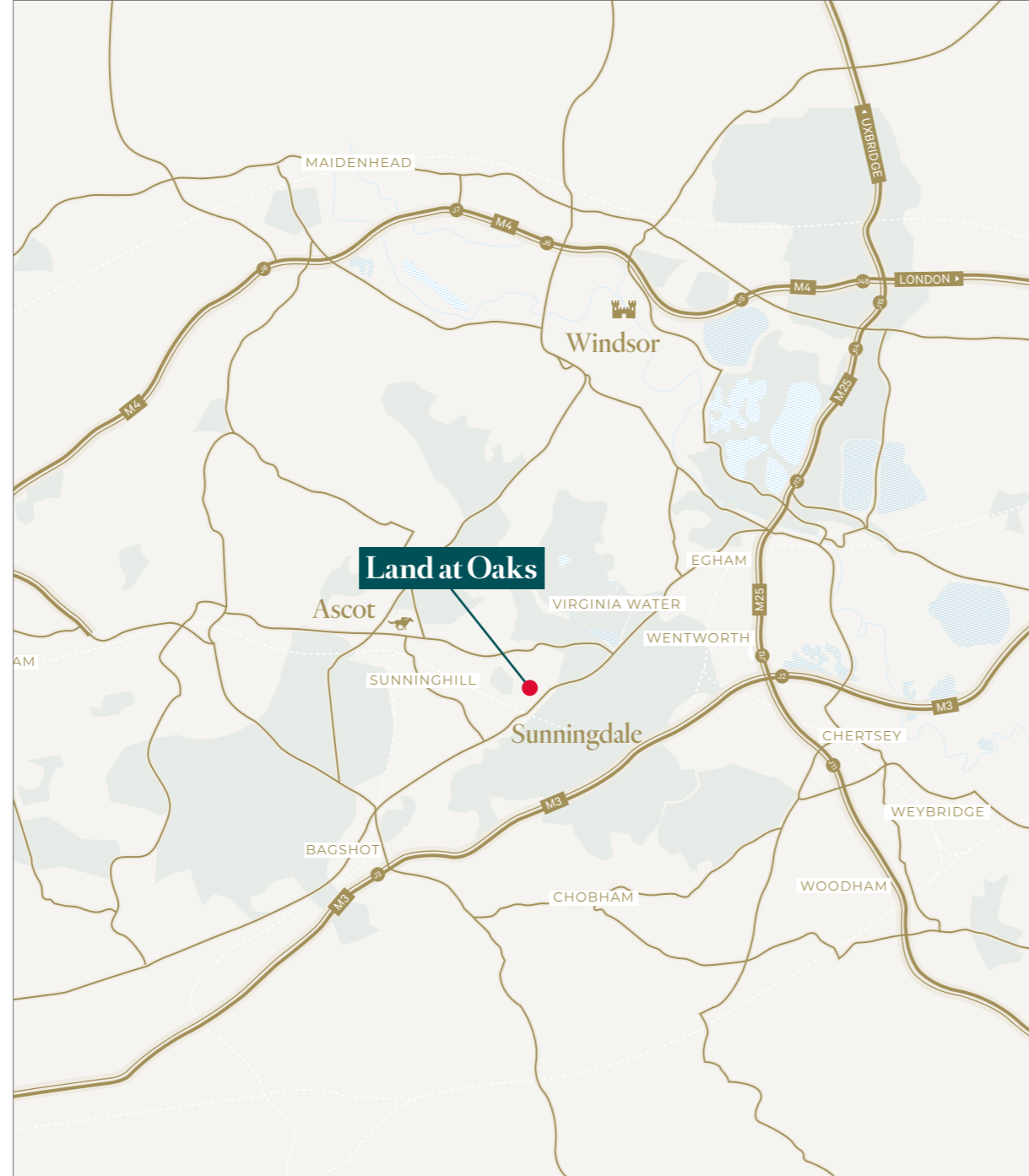
Location

The site comprises of 0.65 acres and is located to the north of Ballencrieff Road situated in the heart of Sunningdale. Sunningdale is a charming and affluent village located in the Royal Borough of Windsor and Maidenhead, situated in the southeastern corner of Berkshire near the Surrey border. Sunningdale is a highly sought-after location for families, professionals, and retirees seeking a rural yet well-connected lifestyle. It is renowned for offering some of the most prestigious and luxurious homes in the southeast of England. Sunningdale also boasts the world-renowned and historic Sunningdale Golf Club, located just 600 metres south of the site.

Sunningdale is located in close vicinity to key towns such as Ascot, Windsor, and Bracknell. The proximity to these towns ensures access a wide variety of amenities, services, and employment opportunities, all within a short drive.

The area benefits from excellent transport links. It is located near major transport routes such as the A30 and the M3, with the M25 also nearby, providing convenient access to London, Heathrow Airport, and the wider Southeast region. Sunningdale Railway Station, located within 500 metres of the site, is situated in the heart of the village offering frequent train services into London Waterloo and Reading.

The surrounding Surrey and Berkshire countryside is known for its picturesque walking routes, world-class golf courses and equestrian opportunities. Sunningdale is also renowned for its access to highly regarded schools, both local state schools and prestigious private institutions such as St. Mary's School Ascot, Eton College, and Heathfield School.



Travel

ROAD – The Site is accessed via School Road which runs southwest to north east through the centre of Hurst. School Road adjoins the A321 to the north providing direct access to Whistley Green to the north and Wokingham to the south.

TRAIN – Sunningdale Train Station is located 500m to the west of the site. It is on the South Western Main Line, which runs between London Waterloo and Reading. Sunningdale station provides frequent train services to London Waterloo reachable in 50 minutes and Reading reachable in 30 minutes.

AIR – London Heathrow Airport lies approximately 8.5 miles northeast of the site and can be reached in just over 20 minutes by car via the A30. Gatwick Airport lies approximately 25 miles southeast from the site and can be reached in just over 45 minutes by car via the M3/M25.

Road:



Sunningdale Golf Club
3 minutes

Bracknell
14 minutes

Reading
35 minutes

Ascot
8 minutes

Windsor
18 minutes

Central London
60 minutes

Train from Sunningdale:



Ascot
14 minutes

Reading
44 minutes

Waterloo
62 minutes

Air:



Heathrow
20 minutes

Gatwick Airport
45 minutes

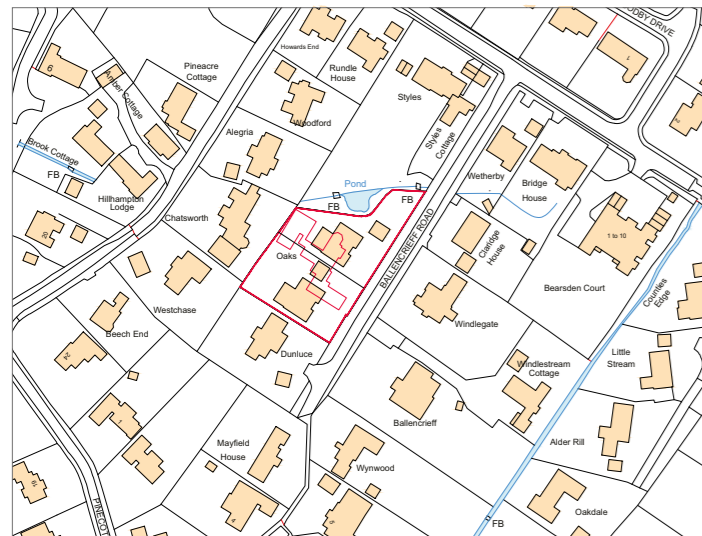
Description

The site is an irregular rectangle shape and spans approximately 0.65 acres (0.264 hectares). It currently comprises an existing two storey building located in the centre of the site. The current property was built in circa 1983, with an existing footprint of 5,252 square foot (488 sq m). The building has little to no architectural merit.

The is located within the Windsor and Maidenhead jurisdiction. The site is situated to the north west side of Ballencrieff Road a private street located in the heart of Sunningdale. Ballencrieff Road comprises of eight large, detached houses in a forest suburban setting.

The site is access from Ballencrieff Road, with the widest frontage on the road in comparison to neighbouring properties.

The planning permission for the two new detached dwellings retains the permitter trees and rear brick wall. The two plots will have their own individual access points.



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Planning

The site benefits from full planning permission determined in February 2024 (23/01147/FULL) for the demolition of the existing building and erection of two detached dwellings.

Tenure

The property will be sold freehold.

Method of Disposal

The property is for sale by informal tender on an unconditional basis.

Bid Date

Potential purchasers will be notified of the closing date for offers via the dedicated information site.

Inspection

The property may only be inspected strictly by prior appointment through Knight Frank LLP. Please contact Isabel Wright (Isabel.Wright@knightfrank.com) to arrange a viewing. The dates of these will be communicated to potential purchasers on request. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated January 2025. Photographs and videos dated January 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

VAT

Please note the site is elected for VAT which will be payable.

Dataroom

Please contact Isabel Wright (Isabel.Wright@knightfrank.com) for access to the dataroom.

Purchaser notice

The vendor, in its absolute discretion, does not undertake to accept the highest or any offer received. Offers must state a specific sum of money to be paid and shall not be for a sum calculable only by reference to another bid for the property.

Contact us.

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