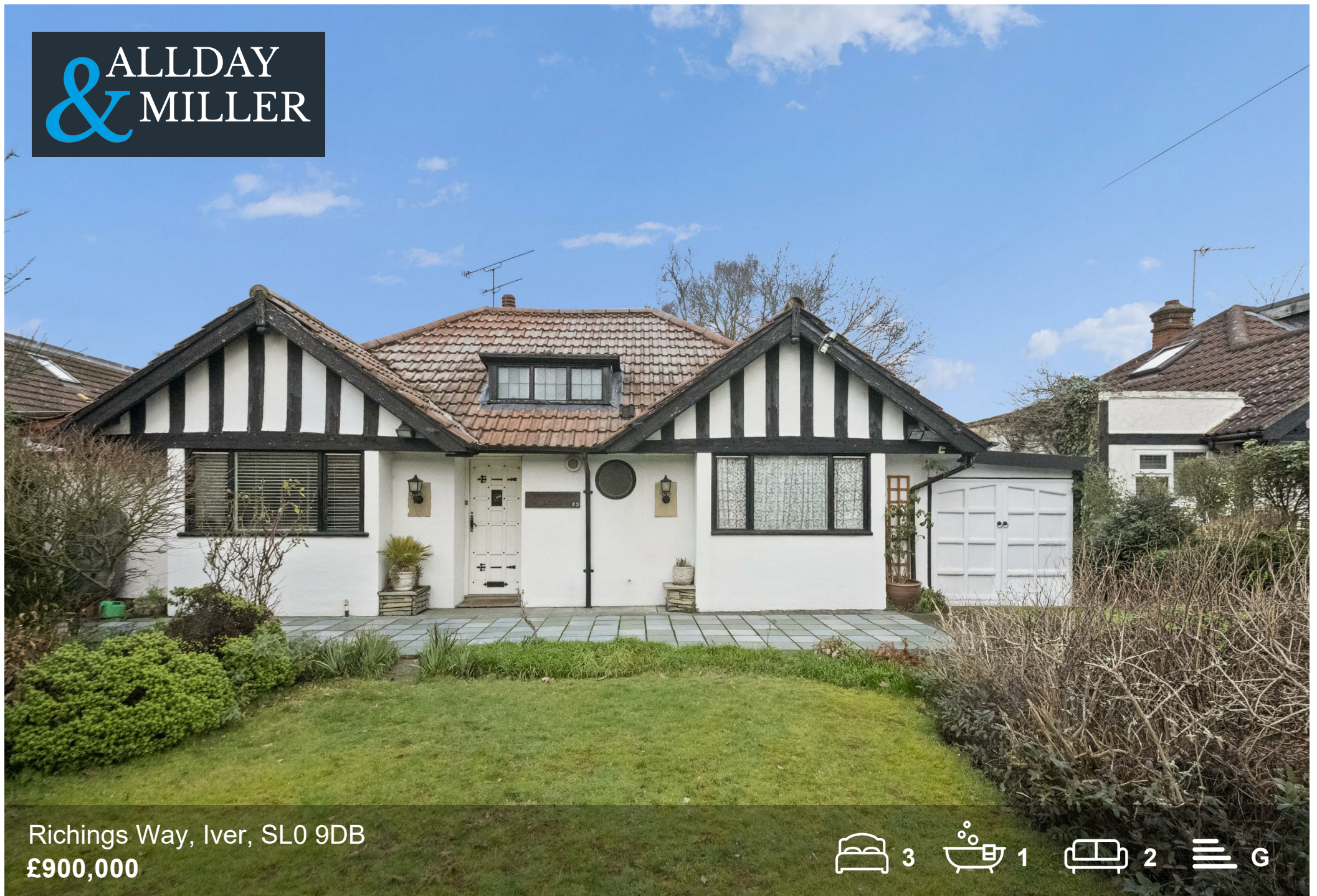


ALLDAY
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Richings Way, Iver, SL0 9DB
£900,000

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Richings Way, Iver, SL0 9DB

£900,000

- 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.



Richings Way, Iver, SL0

Approximate Area = 1473 sq ft / 136.8 sq m
Eaves = 387 sq ft / 36.0 sq m
Garage = 164 sq ft / 15.2 sq m
Outbuildings = 428 sq ft / 39.8 sq m
Total = 2452 sq ft / 227.8 sq m
For identification only - Not to scale

Ground Floor

Reception Room: 7.61 max x 3.75 max (250 x 124)
Kitchen: 3.75 max x 2.99 max (124 x 9'10)
Dining Room: 4.55 max x 3.48 max (14'11 x 11'5)
Bedroom: 3.62 x 2.02 (11'11 x 6'8)
Bedroom: 3.98 max x 3.62 max (13'1 x 11'11)
Garage: 7.29 max x 2.09 max (23'11 x 6'10)
Garden: 45.52 x 14.10 (1494 x 46'3)
Outbuildings: 3.25 max x 1.63 min (10'6 x 5'4), 4.81 x 3.59 (15'9 x 11'9), 5.17 x 2.42 (17'0 x 7'11)
Overall dimensions: 6.71 x 1.71 (22'0 x 5'7), 15.21 x 13.37 (49'11 x 43'10)

First Floor

Bedroom: 5.03 max x 4.34 max (16'6 x 14'3)
Bathroom: 3.25 max x 1.63 min (10'6 x 5'4)
Overall dimensions: 15.21 x 13.37 (49'11 x 43'10)

Legend: = Reduced headroom below 1.5m / 5'0"

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026.
Produced for Allday & Miller.

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A map of the Richings Park area. Richings Sports Park is marked with a green circular icon. Richings Way is marked with a green pin icon. Other roads shown include Syke Cluan, Bathurst Walk, Thomey Ln S, Somerset Way, and North Park. The map is credited to Google, with data from 2026.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			56
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC			

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