

An aerial photograph of a residential neighborhood. A specific plot of land is highlighted with a red outline. The plot is currently cleared and contains no buildings. Surrounding the plot are several houses with various roof colors (grey, brown, red) and green lawns. A road is visible at the bottom of the image.

Building  
Plot  
With  
Planning  
Permission

Aerial View For Guidance Only  
Please note. The site is cleared and  
there are no buildings as shown.



**Wraysbury,**  
Offers in Excess of **£640,000**  
*Freehold*

---

**B. S. BENNETT**

---

A rare opportunity to acquire this 0.15 acre BUILDING PLOT with planning approved for a four bedroom, four bathroom detached house that would measure approximately 211.9 sq. m (2280 sq. ft). Situated in this most sought after residential road within a short walk of Sunnymeads Station. Further planning information can be found on the Royal Borough of Windsor & Maidenhead website: [rbwm.gov.uk](http://rbwm.gov.uk) (Application No: 22/02248). Ideal for Self-Build project or Property Developer.

### Location:

Wraysbury is a thriving Thameside village with all the amenities that one could ask for including charming country pubs, local post office/convenience store, pharmacy, hardware shop, newsagent, The Kitchen Cafe and Co-op. Wraysbury offers a unique opportunity to those seeking to combine traditional values of a village environment together with the accessibility and convenience of modern day living.

Within a short drive you will find Windsor itself, steeped in history with its Castle and Royal connections. Staines town centre provides an excellent array of shopping facilities, restaurants and cinema. Ideal for commuters with Sunnymeads stations providing direct links into Windsor and London Waterloo, together with easy access of Motorways M25, M4, M3 and London Heathrow Airport.

### Local Authority:

Royal Borough of Windsor & Maidenhead, Town Hall, St.Ives Road, Maidenhead, Berkshire, SL6 1RF.

Telephone 01628 798888

Web: [www.rbwm.gov.uk](http://www.rbwm.gov.uk)

# B. S. BENNETT

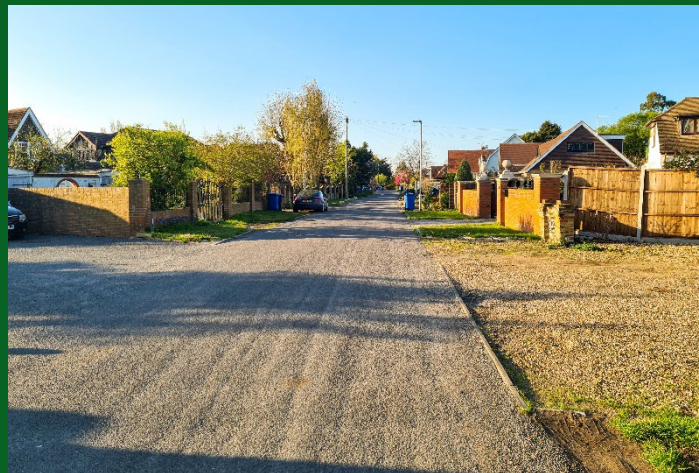
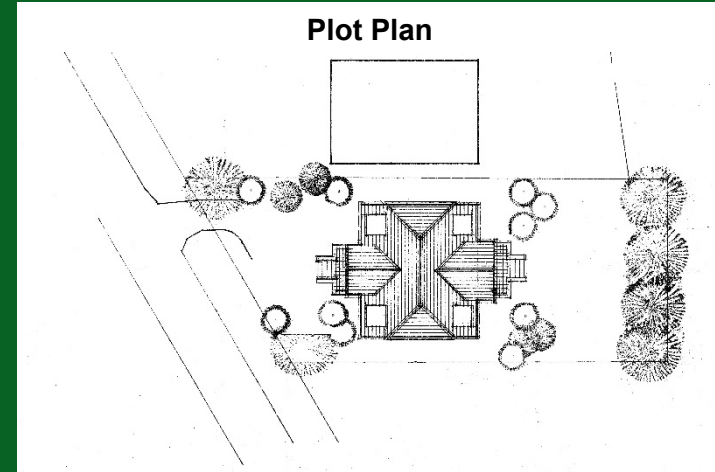
Proposed Front Elevation



Proposed Rear Elevation



Plot Plan



# B.S. Bennett Estate Agents

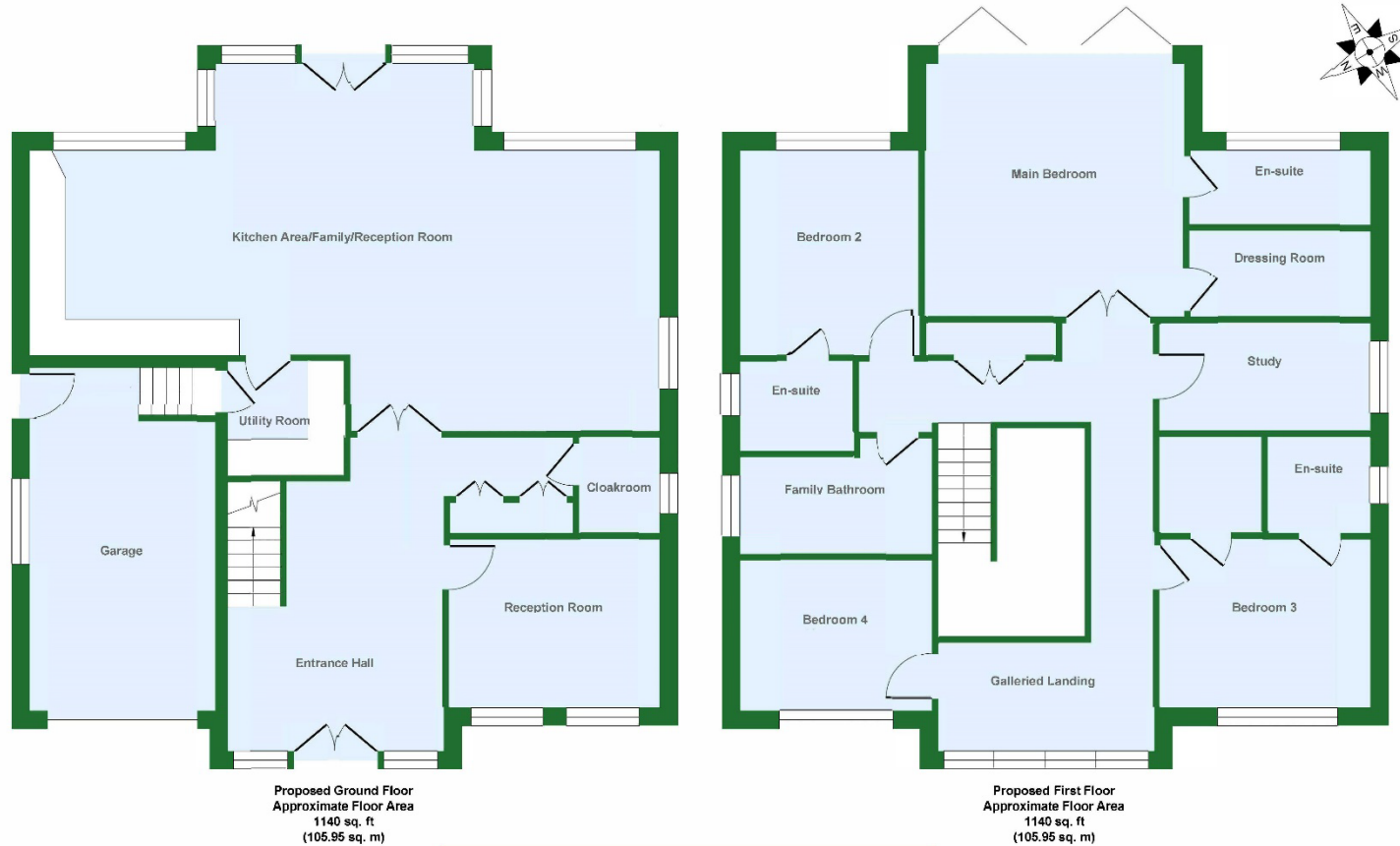
2 Staines Road, Wraysbury, Staines, Middlesex, TW19 5BS

t: 01784 483839 e: post@bsbennett.co.uk

[bsbennett.co.uk](http://bsbennett.co.uk)



## B. S. BENNETT



## B. S. BENNETT

**Approx. Proposed Gross Internal Floor Area 2280 sq. ft / 211.90 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**Please Note:** We wish to inform prospective purchasers that these sales particulars are set out as a general guide. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes are approximate: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the seller unless specifically itemised within these particulars. Internal photographs and floor plans are intended as a guide only. Where shown details of the lease, ground rent and service charge have been provided by the seller and their accuracy cannot be guaranteed. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.