



Wheatley's Eyot



# Wheatley's Eyot

Guide Price £445,000

## DESCRIPTION

We are delighted to offer for sale this Riverside plot with a building project opportunity and detailed planning permission for a contemporary designed raised detached home set in its own private grounds forming part of this small private island community. Access to the island is via pedestrian bridge with communal pathways leading around to the entrance of this property.

The design for the new build sits centrally on the 137ft deep plot and sympathetically accounts for and considers its surroundings, taking full advantage of the location on the riverbank and views over the mainstream Thames. The double aspect open plan living space has access onto the deck enjoying views over the water. There is a double bedroom and separate shower room. The river garden leads down to its own private mooring onto the River.

Viewing is strongly advised as plots with approved consent on the River are rare to find and will generate a lot of interest.

**EPC:** Exempt

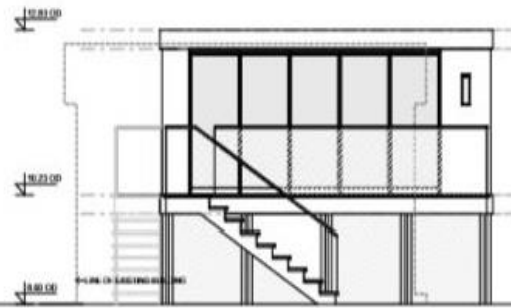
**Tenure:** Freehold

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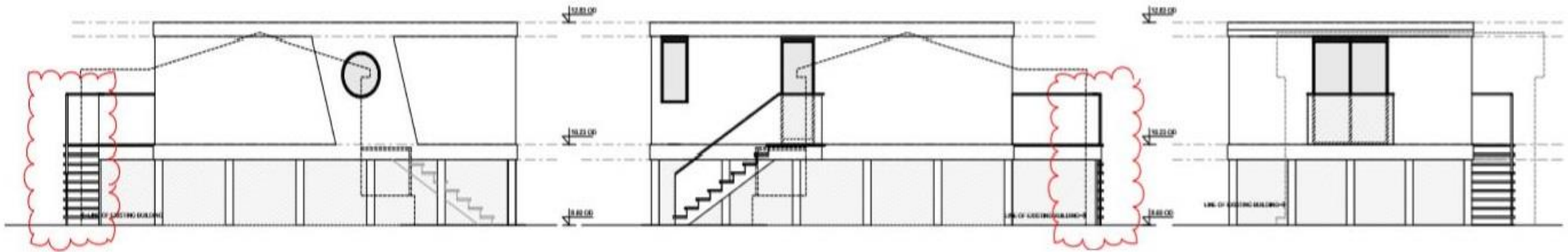
EXISTING RIVERSIDE ELEVATION 1:50



PROPOSED RIVERSIDE ELEVATION 1:50



EXISTING RIVERSIDE ELEVATION 1:50

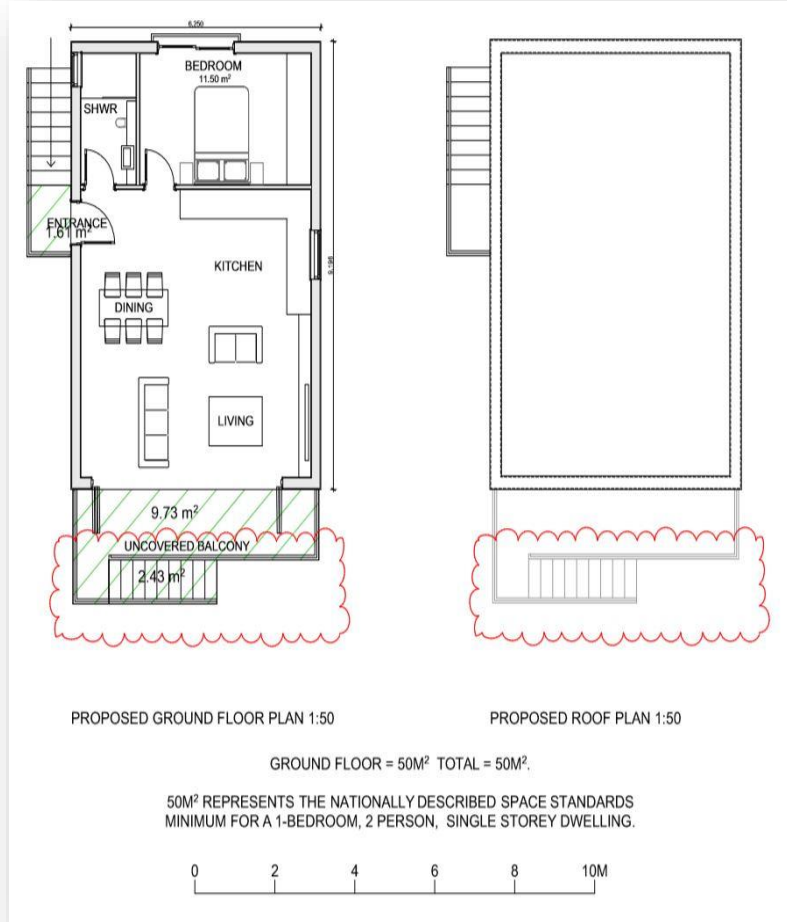


PROPOSED NORTH ELEVATION 1:50

PROPOSED SOUTH ELEVATION 1:50

PROPOSED GARDEN ELEVATION 1:50





Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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