



Leisure Plot, Shepperton



## DESCRIPTION:

A truly rare opportunity to acquire this freehold leisure plot occupying an enviable position along the picturesque Thames Towpath in the heart of the highly sought-after riverside village of Shepperton. These plots are few and far between and this represents one of the last remaining parcels of land of its kind on this prime stretch of the River Thames — a genuinely scarce offering in an established and desirable location.

The plot provides approximately 35ft of frontage onto the Towpath and extends to around 124ft in depth, creating a generous and versatile site. Currently heavily wooded, the land offers both privacy and a natural riverside setting, while also presenting a blank canvas for creative landscaping and enhancement to suit individual leisure requirements.

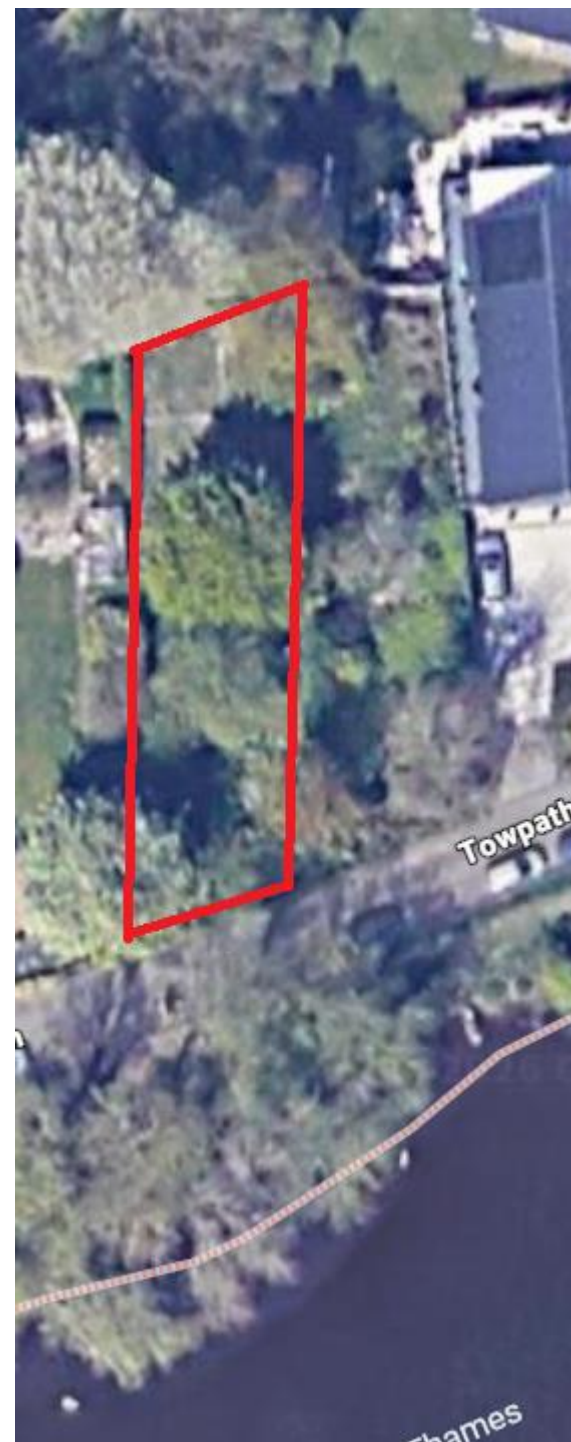
Designated for leisure use, the plot may offer scope for alternative uses, subject to obtaining the necessary planning permissions and consents. We are advised that, with the appropriate approvals, there is the potential to secure a mooring immediately adjacent to the land, an especially attractive prospect for boating enthusiasts or those seeking a private Thames-side retreat.

Shepperton is a charming and well-connected village, renowned for its relaxed riverside lifestyle and strong sense of community. The High Street offers a welcoming mix of independent shops, coffee bars, restaurants and traditional pubs, together with everyday conveniences. Regular bus services connect to neighbouring towns including Chertsey, Walton-on-Thames, Sunbury, Staines-upon-Thames, Hounslow and Kingston.

For commuters, Shepperton railway station provides direct services to London Waterloo in approximately 53–57 minutes, with around 39 trains daily. Road users benefit from straightforward access to the M25 and M3 motorways within approximately 12 minutes, offering excellent connectivity to Heathrow Airport and the wider motorway network.

Families are well served by a range of respected local schools, including St Nicholas Church of England Primary and Saxon Primary, with secondary options such as Halliford Independent School and Thamesmead School nearby.

Combining privacy, potential, and a superb Thames-side setting, this exceptional plot offers a once-in-a-generation opportunity to secure a meaningful piece of Shepperton's riverside. Early enquiries are strongly encouraged to avoid disappointment.





## INFORMATION

<b>TENURE:</b>	Freehold
<b>EPC:</b>	n/a
<b>PRICE:</b>	£195,000
<b>COUNCIL:</b>	Spelthorne Borough Council
<b>COUNCIL TAX:</b>	n/a







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