



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.

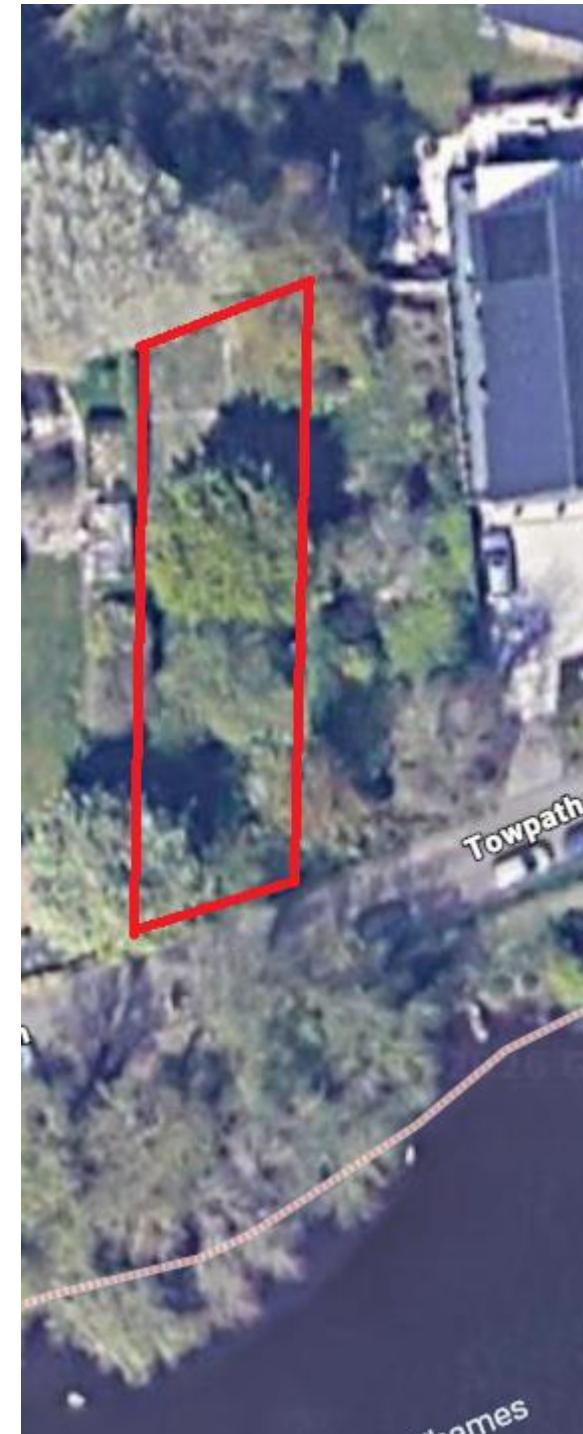
Designated for leisure use, the plot may offer scope for alternative uses, subject to obtaining the necessary planning permissions and consents. We are advised that, with the appropriate approvals, there is the potential to secure a mooring immediately adjacent to the land, an especially attractive prospect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

**TENURE:**  
**EPC:**  
**PRICE:**  
**COUNCIL:**  
**COUNCIL TAX:**

Freehold  
n/a  
£195,000  
Spelthorne Borough Council  
n/a





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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.



Water Side  
Residential

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