



# BLACK POTTS

BLACK POTTS ISLAND, ETON, BERKSHIRE

*A unique development opportunity on the River Thames*

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BLACK POTTS ISLAND, ETON

*An Island on the River Thames  
with views of Windsor Castle and  
with planning for a substantial new house  
and 2 storey boathouse set in 2.8 acres.*

## PROPOSED SCHEME

### Main House

6 bedrooms all en suite, large kitchen/living room,  
3 reception rooms, integral double garage

### Boathouse

1st floor self-contained accommodation with  
1 bedroom and balcony

### Detached Garage

Open barn-style garage for 2 vehicles

**About 8,000 sq ft in total**

Planning permission has been granted (March 2016, RBWM application number 15/03393/FULL) for the demolition of the existing house and boathouse and the construction of a new house and a boathouse with self-contained facilities.



## DESCRIPTION

Black Potts is a detached 19th century property with a boathouse and other ancillary buildings located on an island at the convergence of the River Thames and Jubilee River, with views towards Home Park and Windsor Castle. Convenient for major transport links also Crossrail due to begin running in 2019.

The proposed design of the new house provides luxurious living accommodation empathetic to the natural surroundings and landscaping, whilst also maximising the attributes of this unique setting. It should be noted that a purchaser would be entitled to implement or amend the approved scheme or seek a different scheme altogether.



## SITUATION

Black Potts Island is situated in an idyllic location to the east of Home Park offering views across to Windsor Castle, with the Thames and Jubilee Rivers forming the west and east boundaries of the site respectively.

The Island is located and accessed from the south of Pococks Lane, approximately half a mile from the junction of Slough Road (B3022) and Pococks Lane (B3026). A private road provides vehicular and pedestrian access to the site; a gravel drive then passes under an arch of the viaduct to the main house.

The location is convenient for the towns of Eton and Windsor, situated across the River, which offers an excellent range of shopping and leisure facilities, in addition to The Theatre Royal, Windsor Castle, St. George's Chapel and Legoland Windsor.

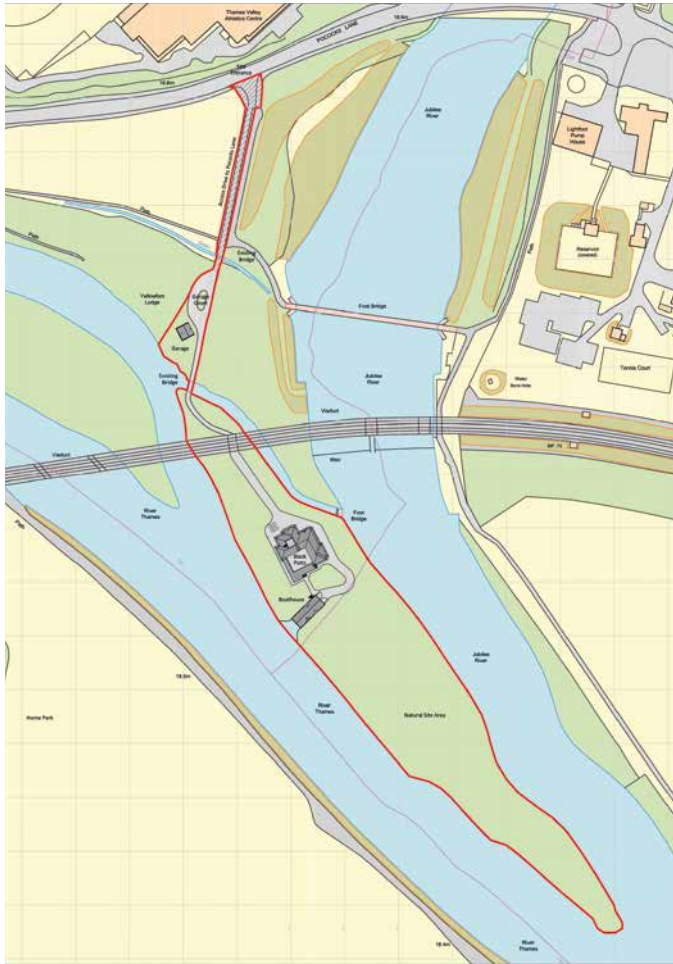
Quaint historic Eton is a thriving community, based around the picturesque buildings of the College, with a wide range of boutiques, restaurants and antique shops, together with a delicatessen and supermarket on the High Street. The fields of Eton College are situated on either side of Pococks Lane.

Regular rail connections to London (Waterloo) and Paddington (via Slough) are available from Windsor & Eton Riverside (just across Eton bridge), Windsor Central (via Slough) respectively and there is an express service to Paddington from Slough.

Road connections are excellent with access to the M4 via Junction 6 (2.5 miles) or junction 5 (3.5 miles), in turn providing access to the Heathrow Airport, Central London, the West Country and the M25 (5 miles).

Sporting and leisure facilities in the area are varied with horse racing at both Windsor and Ascot; horse riding, polo and cycling in Windsor Great Park; golf at Sunningdale and Wentworth; tennis at Windsor and Maidenhead and rowing and boating on the River Thames. On Pococks Lane itself is the Thames Valley Athletics Centre with gymnasium, squash courts and comprehensive athletic training facilities and holiday activities for children through to adults.

An excellent range of schools is available in the region including nearby Eton College, St George's Windsor Castle, Upton House and Brigidine in Windsor; St. John's Beaumont in Old Windsor; Bishopsgate and The American Community School in Englefield Green; Papplewick, Heathfield, St. Mary's and St. George's in Ascot and Lambrook in Winkfield Row.



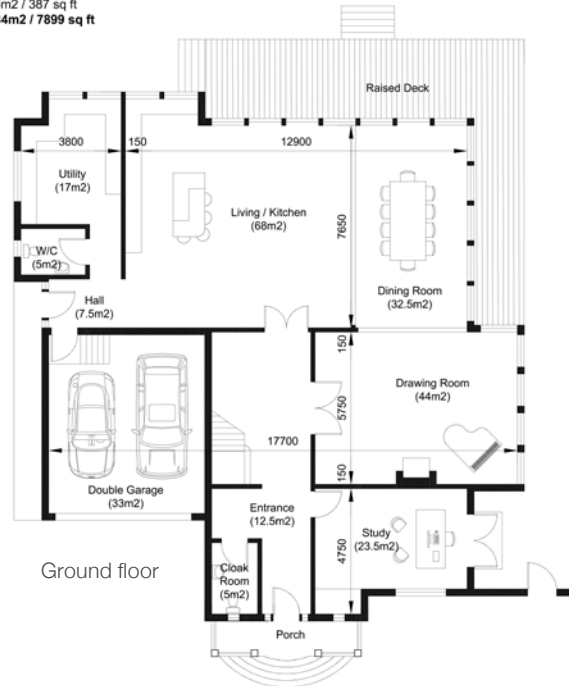
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SITE PLAN

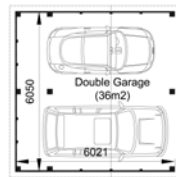
**Approximate Gross Internal Floor Area:**  
 Main House (First + Second Floor) = 548m<sup>2</sup> / 5898 sq ft  
 Boathouse (First + Second Floor) = 150m<sup>2</sup> / 1614 sq ft  
 Garage = 36m<sup>2</sup> / 387 sq ft  
**TOTAL = 734m<sup>2</sup> / 7899 sq ft**

FLOOR PLANS

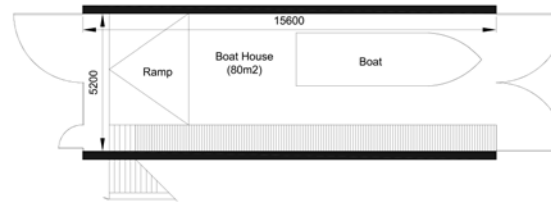
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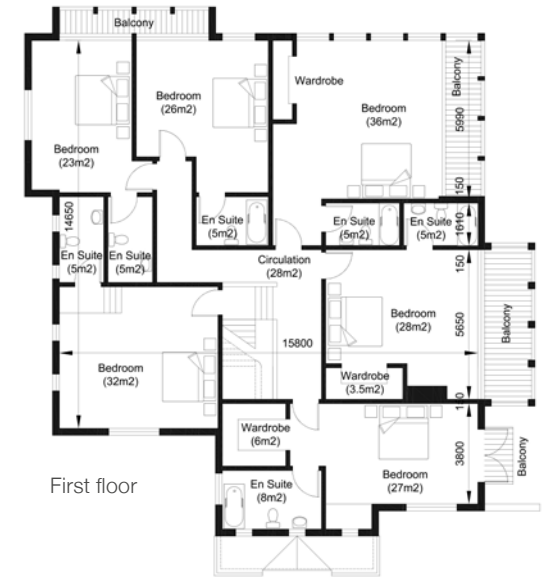
Ground floor



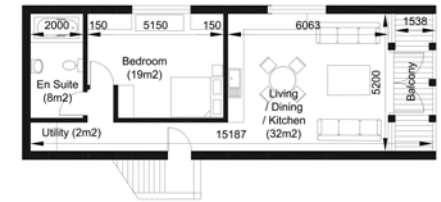
Garage



Boathouse ground floor



First floor



Boathouse first floor

DISTANCES

- Central London (SW1) 22 miles;
- Heathrow Airport (T5) 7 miles;
- Slough Train Station 2 miles (Paddington from 18 minutes);
- M4 (J6) 2.5 miles

ADDITIONAL INFORMATION

- Postcode: SL4 6HW.
- Tenure: Freehold.
- Services: Mains electricity and water and private drainage.
- Local Authority: The Royal Borough of Windsor & Maidenhead. Tel +44 (0) 1753 683800.
- Viewing: Strictly by appointment with Savills.

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: i) The description and photographs are for guidance only and are not a complete representation of the property. ii) Plans are not to scale, are for guidance only and do not form part of the contract. iii) Services and any appliances referred to have not been tested, and cannot be verified as being in working order. iv) No survey of any part of the property has been carried out by the Vendor/Lessor or Savills. v) Measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience, an approximate Imperial equivalent is also given. vi) Only those items referred to in the text of these particulars are included. vii) Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement. Designed & produced by RDM Agency Ltd.

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## THE PROPOSED HOUSE

The new house is of traditional design repositioned to take advantage of the sunny aspect and excellent views across the River and Home Park. There are well proportioned flowing spaces and the use of glass to maximise natural light and the outlook.

On the first floor, four of the six bedrooms have balconies, a fifth bedroom has a more modest Juliet balcony and all of these offer enviable views. All the bedrooms will have en-suite facilities.

An integral garage has space for two large cars and from here there is direct access to a sixth bedroom which could be used as a guest/teenage suite.

## BOATHOUSE

The boathouse is to be rebuilt on the existing site, but will be a fully functional boat facility with direct access to and from the River. Above, the self-contained accommodation comprises a sitting room with balcony offering elevated views over the River, a kitchen area, double bedroom with en-suite bathroom, and a small utility area.

## DETACHED GARAGE

On the north side of the viaduct, the old garage is to be replaced with a double garage constructed with similar materials to the Boathouse. The forecourt will be in gravel, as will be the access drive generally.



