



OLD MARSH LANE, DORNEY REACH
Guide Price £150,000

Carter Jonas

OLD MARSH LANE, DORNEY REACH

A plot of land for sale extending to 0.37 acres, currently laid to grassland and bordered by mature trees along the western boundary. The land is located at the end of a cul-de-sac on Old Marsh Lane. The land offers development potential subject to necessary planning permission. The land is relatively level with little gradient.

LOCATION

The land lies immediately north of Dorney Reach, 3.5 miles from Maidenhead Town Centre, 6 miles from Slough Town Centre and 7 miles from Windsor Town Centre.

FOR SALE

The land is offered for sale as a whole by private treaty.

CLAWBACK PROVISION

The property is sold subject to an overage agreement whereby the seller shall be entitled to receive 30% of any uplift in value resulting from the grant of planning permission, implementation of development, or subsequent sale of the property at an enhanced value due to a change of use from its existing use. The overage obligation shall remain in effect for a period of 25 years from the date of completion.

TENURE

The land is sold with vacant possession.

BOUNDARIES

The boundaries of the land are defined by wooden fencing to the north and east, a line of mature trees to the west, and close board fencing to the south.

ACCESS

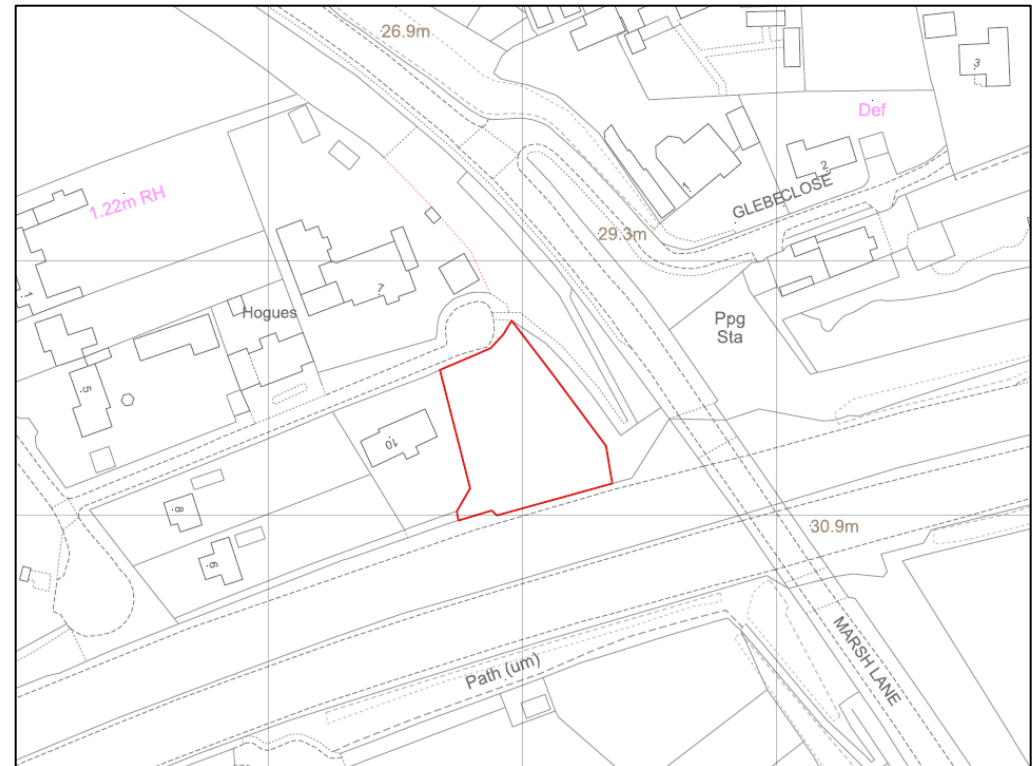
The land is accessible from the public highway.

LOCAL PLANNING AUTHORITY

Buckinghamshire Council

VIEWINGS

Viewings by appointment only, please contact the agents



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Infrastructures

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