



**PROPERTY WITH ALLOCATION FOR 15 UNITS ON BEHALF OF THAMES WATER**

LAND EAST OF COPPERMILL ROAD

Site of approximately 1.86 acres

**Carter Jonas**

## LAND BENEFITTING FROM ALLOCATION FOR DEVELOPMENT FOR 15 RESIDENTIAL UNITS IN THE BOROUGH OF SPELTHORNE

### LOCATION

The property is situated to the north on the east side of Coppermill Road and runs adjacent to the Wraysbury Reservoir with frontage to the north to Stanwell Road. Horton is located to the north east with Wraysbury to the south. It is within the planning jurisdiction of Spelthorne Borough Council and borders the Royal Borough of Windsor and Maidenhead.

Coppermill Road is a residential road comprising a range of detached and semi-detached two-storey houses and bungalows with some flatted development. Stanwell Road provides further residential units along with commercial premises to the north and east.

The area is served by Wraysbury railway station approximately 1 mile to the southwest providing direct services to London Waterloo in a journey time of circa 47 minutes and is approximately 3.5 miles from London Heathrow airport by road. Junction 14 of the M25 is situated less than a mile to the east and regular bus services on Coppermill Road link the property to Wraysbury, Horton and Staines.

### DESCRIPTION

In total the relatively flat site extends to approximately 1.86 acres. Predominantly, it is set as open grassland with trees and vegetation to the northeast perimeter and to the west towards Coppermill Road along with a small grouping in the centre of the site.

Presently, the site is occupied under licence for grazing.

## PLANNING AND DEVELOPMENT POTENTIAL

A Planning Site Appraisal is included in the dataroom. The Site is allocated within the Spelthorne Local Plan for development of approximately 15 residential units (ST4/O25). An indicative scheme layout is included within the dataroom.

## VENDOR REQUIREMENTS

The vendor will require for any purchaser to

- Install fencing to the vendor's retained land to its requirements
- Provide independent access to the public highway
- Undertake a CCTV of the County Ditch located beneath property to confirm its location and appropriate no-build zone prior to any exchange of contracts using a framework supplier of the vendor
- Relocate the existing water trough to the vendor's retained land
- Take on all environmental liability for the property
- To obtain its approval to any
  - i. Fencing
  - ii. Foundations

Further details are included in the proposed draft Heads of Terms in the data room and from Carter Jonas on request.

## DATA ROOM

Further information for the Property can be found within the data room at; [www.coppermill-road.co.uk](http://www.coppermill-road.co.uk)

This includes;

- Planning Information
- Indicative layout
- Surveys
- Title Information and proposed HOTS
- Bid Form

## VIEWINGS

If you would like to access the property please contact a Carter Jonas sales agent on the details below.

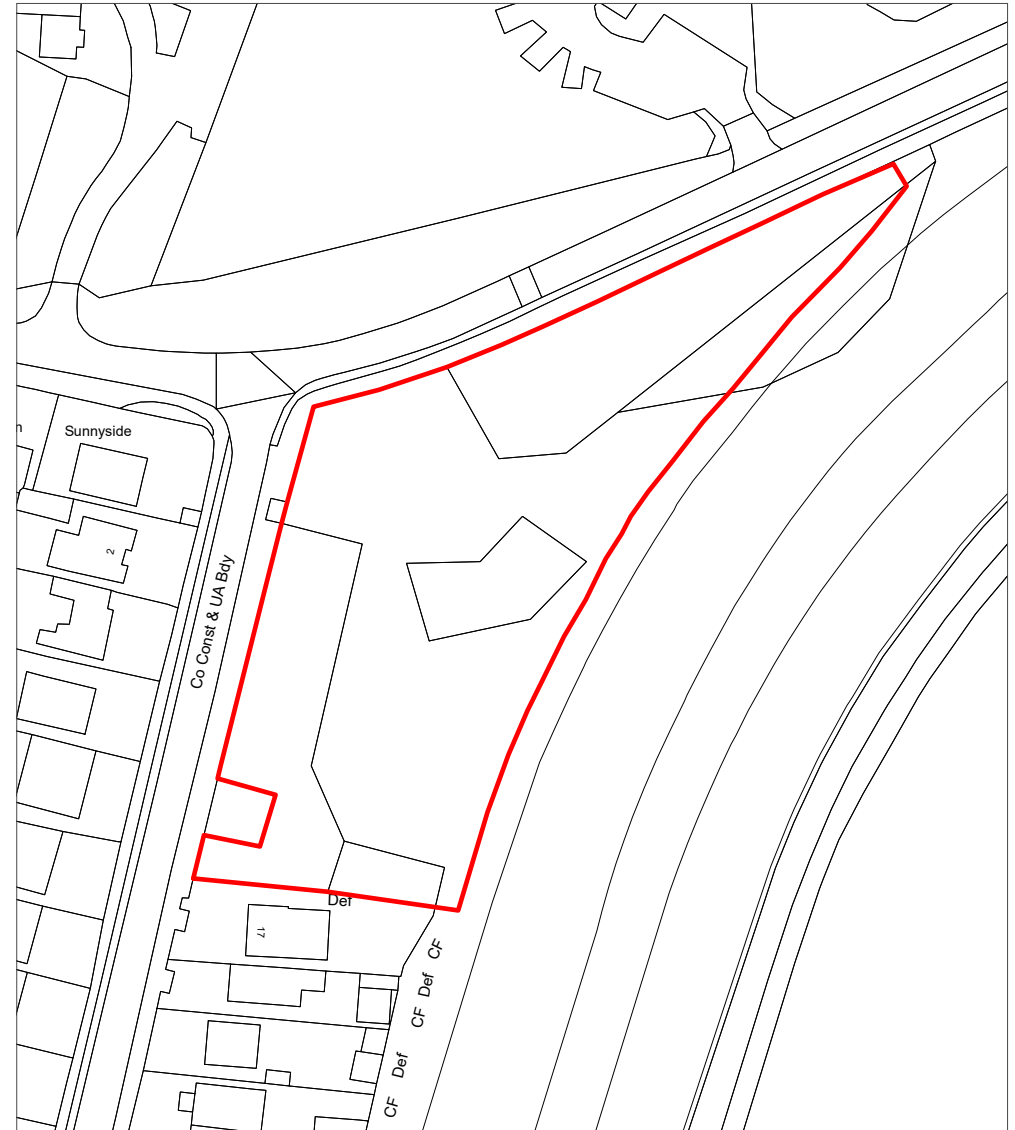
## METHOD OF SALE

Freehold disposal by informal tender with a bid deadline of Friday 14th August at 12 noon.

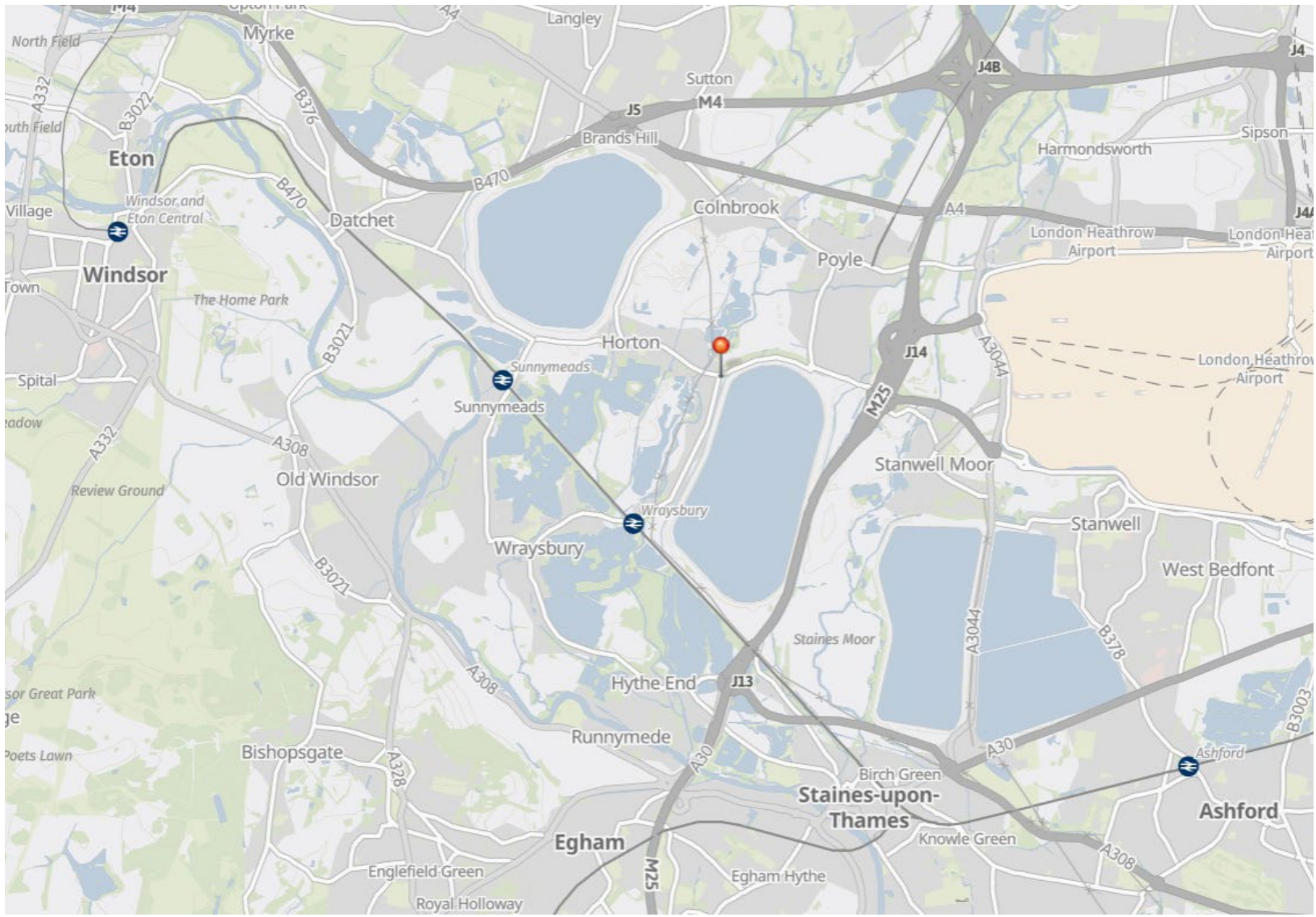
## TENDER PROCEDURE

All bids to be submitted electronically via the bid form available on the data room to:

James Staveley  
07585 991350  
[james.staveley@carterjonas.co.uk](mailto:james.staveley@carterjonas.co.uk)







**CONTACT**

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**IMPORTANT INFORMATION**

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**Carter Jonas**