



Land at Whitmore Lane
Ascot, Berkshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Land at Whitmore Lane Ascot, Berkshire SL5 0PX

A superb opportunity to acquire a plot of almost 2 acres, with potential for a house build (STPP)

M3 (Jct 3) 4.6 miles, M25 (Jct 13) 6.5 miles, M4 (Jct 6) 8.3 miles, Sunningdale Station 1.4 miles (London Waterloo 51 minutes), Windsor 7.4 miles, Heathrow Airport (T5) 9.5 miles, Central London 27.3 miles

RoomValue
Circa 2 Acres | Gated vehicular access
Believed to be a former site of an historic dwelling | No current planning permission

The property

Neighbouring the highly regarded Coworth Park, a plot of circa 2 acres with no historic planning. The land is open woodland and to the north-west corner of the plot, it is believed that it was the historical site of a now dilapidated dwelling called Granny Kettle Cottage. 'The Kettle family lived on the Earl of Derby's estate at Coworth Park, Sunningdale, in a cottage on what was known as Granny Kettle's Lane' (source: University of Reading Archive).

The plot benefits from two separate gates for vehicular access, one on Whitmore Lane and the other in the north-east corner, where the land joins a public track on Coworth Park land.

This and other woodland on Whitmore Lane is subject to a blanket Woodland Tree Preservation Order, which has been in place since 2004. The plot appears to contain a high number of self-seeded saplings, along with medium sized trees that appear to be dead or possibly diseased and there is evidence of some invasive species. We understand that the trees that are dead, diseased or a danger to the public, and

the invasive species, do not require local council permission to remove.

Prospective buyers should make their own enquiries of the local council as to whether it is possible to agree a programme of replanting to enable the removal of certain trees. No plans have been submitted for planning, meaning there are no historic applications that might hinder a future approach.

Location

Whitmore Lane runs just south of Windsor Great Park and Virginia Water, and is west of Coworth Park towards Sunningdale.

Nearby Sunningdale has a wide range of facilities catering for day-to-day needs including a Waitrose store and a train station with regular rail services to London Waterloo (in under an hour). The property is also conveniently located for the bustling Ascot High Street with its selection of shops cafes and restaurants.

Road connections are good with the M3 being accessible via Junction 3, in turn linking with the M25. The M4 is also within easy reach.

There are prestigious golf clubs in the area including Wentworth, Sunningdale, The Berkshire and Swinley Forest, and horse racing may be enjoyed at Ascot Racecourse and at Windsor. Polo is available at The Guards Polo Club at Smith's Lawn, Windsor Great Park and at The Royal Berkshire Polo club. The picturesque Virginia Water Lake, Windsor Great Park, and Chobham Common provide opportunities for walking and cycling.

Educational facilities in the area are excellent for children of all age groups. Schools include Eton College, Royal Holloway, St. Mary's School, Coworth Park, Heathfield, St. George's, Papplewick, The American Community School and TASIS in Egham.







Directions

With Strutt & Parker's Sunningdale office on your left, continue along Chobham Road to the T-junction and turn right onto London Road/A30. After about 0.5 miles, turn left into Bedford Lane and after a further 0.4 miles, turn right into Whitmore Lane. The plot will be found after about 0.4 miles, on the right hand side.

General

Local Authority: Royal Borough of Windsor & Maidenhead - Tel. 01628 683800

Tenure: Freehold

Guide Price: £495,000

Ascot

37 High Street, Ascot, Berkshire SL5 7HG

01344 636960

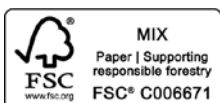
ascot@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

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