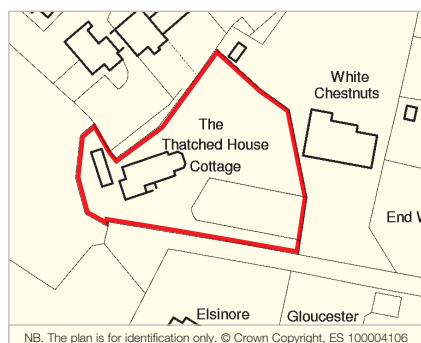


Bisham

The Thatched House Cottage, Berkshire SL7 1RL

- **A Freehold Detached Four Bedroom House and Garage**
- An application has been submitted for Demolition of Existing and Erection of a Detached Five Bedroom House with Triple Garage (Decision pending)
- Site Area extending to Approximately 0.173 Hectares (0.427 Acres)

Vacant Possession



To View

The property will be open for viewing every Monday and Wednesday before the Auction plus Saturday 26th between 9.00 – 9.30 a.m. These are open viewing times with no need to register. (Ref: MW).

**VACANT –
Freehold House with Planning
Pending**



Tenure

Freehold.

Location

The property is situated on the west side of Bisham Road, to the south of its junction with Quarry Wood Road. The villages of Bisham and Marlow are to the south and north respectively, with the more extensive facilities of Maidenhead town centre being approximately 5 miles to the south-east. Rail services run from Marlow Station which is approximately 0.8 miles from the site and which provides access to Maidenhead Station and a connection to Reading and London Paddington. Road access is provided by the nearby A404, which provides a connection to the M40 Motorway (Junction 4).

Description

The property comprises a detached house arranged over ground and first floors beneath a pitched roof. The property benefits from a single garage, off-street parking and gardens.

Accommodation

Existing House

Ground Floor – Reception Room, Kitchen, Dining Area, Conservatory

First Floor – Four Bedrooms, Two Bathrooms

Proposed House

If the proposed scheme is implemented, the new house will provide the following accommodation:

Ground Floor – Reception Room, Study, Utility Room, Cloakroom, Open Plan Kitchen with Dining Room, Snug

First Floor – Master Bedroom with walk-in wardrobe/Dressing Room through to En-Suite Bathroom, Two Bedrooms with En-Suites, Two Further Bedrooms, Family Bathroom
Externally, there is a triple garage

Planning

Local Planning Authority: Royal Borough of Windsor and Maidenhead.
Website Address: www.rbwm.gov.uk

A planning application (Ref: 17/03529/FUL) was made for the “Erection of detached house and triple garage following demolition of existing dwelling and garage” and was validated by the local authority on 23rd November 2017. However, according to the local authority website a decision has not been made. The seller has made an appeal to the Planning Inspectorate for non-determination. All buyers are deemed to have made their own enquiries in this regard.

Prospective buyers are strongly advised to read the Auctioneers’ Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER’S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer’s fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

