

Maidenhead

Thriftwood Farm, Ockwells Road, Cox Green, Berkshire SL6 3AB

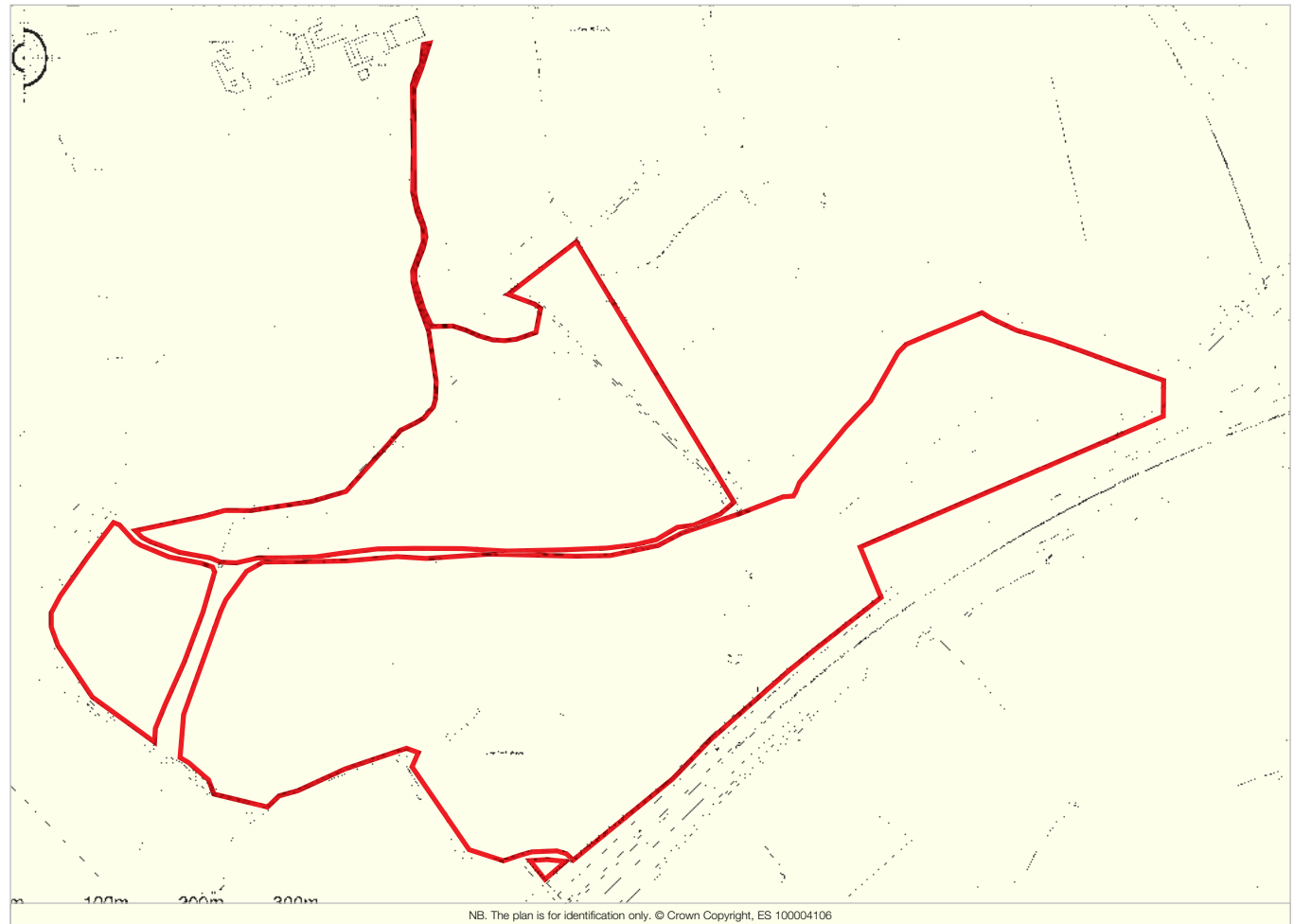
- **Freehold Site**
- Total Site Area Approximately 34.91 Hectares (86.27 Acres)
- Possible Potential for Development subject to obtaining the necessary consents

Vacant Possession

Seller's Solicitor

Messrs Judge Sykes Frixou (Ref: B Heap).
Tel: 0207 379 3355.
Email: bheap@jsf-law.co.uk

VACANT – Freehold Site



Tenure

Freehold.

Location

The property is situated on the south side of Ockwells Road, to the west of its junction with Cox Green Road. Access to the site is provided via Thrift Lane. Junction 9A of the A404 is situated approximately 0.3 miles to the north-east, providing direct access to the A308(M) and Junction 8/9 of the M4 Motorway. The facilities and amenities of Maidenhead town centre are approximately 1.9 miles to the north-east, with the more extensive facilities of Reading, Slough and Central London also accessible via the M4 Motorway. Public transport links are provided by local bus routes and Maidenhead Rail Station affording direct access to London Paddington. White Waltham Airfield and Heathrow International Airport are also nearby.

Description

The property comprises an irregular shaped site extending to approximately 34.91 hectares (86.27 acres).

Accommodation

Total Site Area extending to Approximately 34.91 Hectares (86.27 Acres)

Planning

Local Planning Authority: Royal Borough of Windsor and Maidenhead.
Tel: 01628 683800.
Email: planning.maidenhead@rbwm.gov.uk

Overage

The land is sold subject to a 40% overage agreement for a term of 15 years.
For further information please refer to the legal pack.

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 £750 (including VAT) upon exchange of sale memoranda.



M4
Junction 8/9

NB. The photograph is for identification only.