



Fox Covert Cottage, Old Priory Lane, Bracknell, RG42 6AN

£1,250,000

Development opportunity in a choice semi-rural no through road setting in Warfield on the outskirts of Bracknell. Standing on a total plot of approximately 0.94 acre (0.38 Hectare) this detached home has a gated approach and is offered for sale with outline planning consent for 3 additional dwellings. Conveniently positioned for local amenities and within easy reach of open countryside, the setting will appeal to developers and or owner occupiers seeking a family home with a number of outbuildings. Written offers are requested by Monday 29th September 2025





- Development Opportunity
- Detached home with outline planning consent for 3 additional dwellings
- Choice Semi-rural position
- Total Plot approximately 0.94 acre (0.38 Hectare)
- Convenient for local amenities
- Written offers are requested by Monday 29th September 2025



Council tax band F
Council- BBC





Planning

Outline application (with all matters reserved) for demolition of existing outbuildings and erection of 3 residential dwellings with associated access and drainage works.

For further information please refer to the planning portal at Bracknell Forest Council planning number: 24/00095/OUT

Additional information:

Parking

The property has driveway with parking for multiple vehicles.

Property construction – Standard form

Services:

Gas - mains

Water –mains

Electricity - mains

Heating - mains

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

We understand that the land to the rear of the property has planning permission approved for a development of houses.

Method of sale

The Vendors will consider all offers received in writing by midday Monday 29th September 2025 addressed to Haslams Estate Agents at 159 Friar Street, Reading, RG1 1HE

Offers received which are conditional upon survey results are unlikely to be acceptable to the Vendors, prospective purchasers are advised to make their own inquiries as the condition of the property, prior to submitting their offer. Purchasers are required to give evidence and proof of funding.

Contracts must be exchanged within 28 days from receipt of contract with completion to take place 28 days later unless mutually agreed otherwise.

The Vendors reserve the right not to accept the highest offer or to withdraw the property from the market, or to alter the method of sale at any time without notice.

Written Offers should include at least:

1. Evidence of funds
2. Proposed completion date
3. Confirmation by way of a solicitors undertaking of payment of the fees of £3,500 plus VAT and also expenses of up to £50 plus VAT for the sellers' legal work up to exchange of contracts, payable whether the matter exchanges contracts or not
4. Confirmation that offers are net of CIL payments

Offers submitted without the supporting information and confirmation of the information in 1-4 above will not be considered.

Approximate Gross Internal Area 3621 sq ft - 336 sq m
(Including Outbuilding)

Ground Floor Area 1616 sq ft – 150 sq m
First Floor Area 766 sq ft – 71 sq m
Outbuilding Area 1239 sq ft – 115 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.