



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.

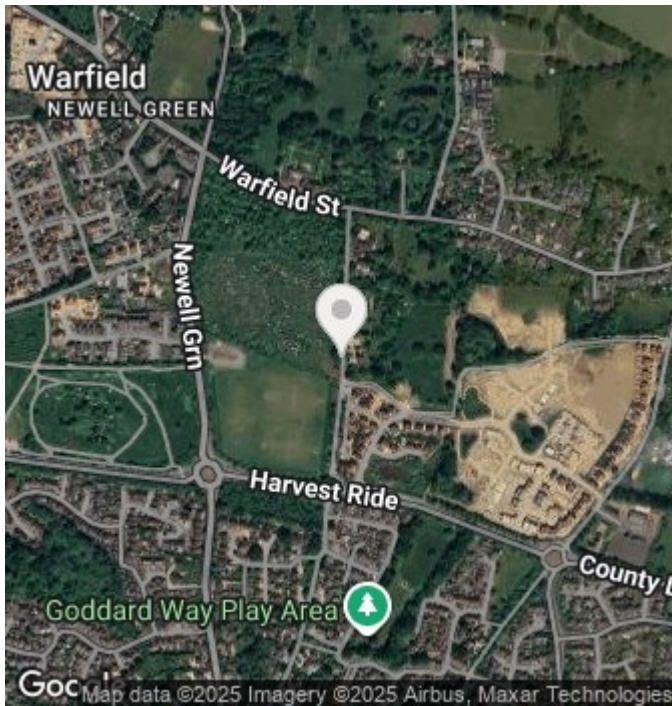




- Development Opportunity
- Outline planning consent for 3 additional dwellings
- Choice Semi-rural position
- Total Plot approximately 0.94 acre (0.38 Hectare)
- Convenient for local amenities
- Detached property with outbuildings



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.



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		G
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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