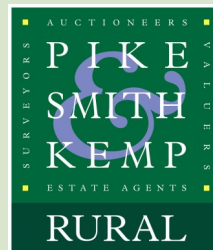


**SITE OF 0.25 ACRES WITH PLANNING PERMISSION
FOR A 5 BEDROOM TWO STOREY DWELLING HOUSE
LOCATED IN THE ATTRACTIVE VILLAGE OF
SHURLOCK ROW
BERKSHIRE
RG10 0PS**





The Straight Mile

The Street

B3018

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DEVELOPMENT OPPORTUNITY AT SHURLOCK ROW, BERKSHIRE, RG10 0PS

WALTHAM ST LAWRENCE - 1.6 MILES TWYFORD - 2.7 MILES BRACKNELL- 5.1 MILES MAIDENHEAD - 5.5 MILES READING - 7.30 MILES WINDSOR - 9.5 MILES
HEATHROW AIRPORT - 15 MILES GATWICK - 34 MILES
M4 JUNCTION 8/9 - 7 MILES M40 JUNCTION 4 - 13.2 MILES CENTRAL LONDON - 34.8 MILES

A SELF BUILD OPPORTUNITY LOCATED WITHIN A SEMI-RURAL VILLAGE LOCATION ON SITE EXTENDING TO 0.25 ACRES WITH PLANNING CONSENT (20/00982/FULL) FOR THE CONSTRUCTION OF A TWO STOREY DETACHED 5 BEDROOM DWELLING HOUSE WITH A FLOOR AREA OF APPROXIMATELY 2734 SQ.FT WITH DRIVEWAY AND GARDENS SET IN A VILLAGE LOCATION BETWEEN WINDSOR, BRACKNELL AND READING.

LEVEL SITE WITH PLANNING PERMISSION FOR A 5 BEDROOM TWO STOREY DETACHED DWELLINGHOUSE

PERMITTED DWELLING EXTENDS TO A FLOOR AREA OF 2734 SQ.FT

SEMI-RURAL LOCATION WITHIN THE VILLAGE OF SHURLOCK ROW BENEFITTING FROM THE SHURLOCK INN PUBLIC HOUSE

GOOD RANGE OF LOCAL PRIMARY AND SECONDARY SCHOOLS AND FACILITIES

ELIZABETH MAIN LINE STATIONS AT TWYFORD AND MAIDENHEAD

GOOD ACCESS TO A RANGE OF LOCAL FOOTPATH AND BRIDLEWAYS THROUGHOUT SURROUNDING COUNTRYSIDE

GUIDE PRICE: £475,000

Pike Smith and Kemp Rural

Tel: 01628 777666

pskrural.co.uk



from the site must only take place within the permitted hours detailed above. e) Mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works f) Procedures for emergency deviation of the agreed working hours g) Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants h) Measures for controlling the use of site lighting whether required for safe working or for security purposes.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development.

- 13 In the event that contamination is found at anytime when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared, which is the subject of the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.
Reason: To ensure that risks from land contamination to the future users of the land and the neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Relevant Policy Local Plan NAP4.
- 14 No external lighting (including floodlighting) shall be installed until a report detailing the lighting scheme and how this will not adversely impact upon wildlife has been submitted to and approved in writing by the Local Planning Authority. The report shall include the following figures and appendices: - A layout plan with beam orientation - A schedule of equipment - Measures to avoid glare - An isolux contour map showing light spillage to 1 lux both vertically and horizontally and areas identified as being of ecological importance. - Hours of operation of any external lighting. The approved lighting plan shall thereafter be implemented as agreed.
Reason: To ensure that wildlife is not adversely affected by the proposed development in line with the NPPF.
- 15 The erection of fencing for the protection of any retained tree and any other protection specified in the Arboricultural Method Statement by David Archer Associates, dated May 2019, shall be undertaken in accordance with the approved plans and particulars contained within the approved Arboricultural Method Statement before any equipment, machinery or materials are brought on to the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the Local Planning Authority.
Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan DG1, N6.
- 16 No further window(s) shall be inserted at first floor level in the south elevation(s) of the dwellinghouse hereby permitted.
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - Local Plan H11.
- 17 The development hereby permitted shall be carried out in accordance with the approved plans listed below.
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

Approved Plan Reference Number(s):

REFULZ

J003152-DD01, version no.: , received on 27 April 2020
J003152-DD06, version no.: , received on 27 April 2020
J003152-DD07, version no.: A, received on 11 June 2020
J003152-DD08, version no.: A, received on 11 June 2020
J003152-DD09, version no.: A, received on 11 June 2020
J003152-DD10, version no.: B, received on 25 June 2020
J003152-DD11, version no.: B, received on 25 June 2020
J003152-DD13, version no.: , received on 27 April 2020

Informatives

1. This decision has been made in accordance with the requirements of the National Planning Policy Framework. The Local Planning Authority has sought all reasonable measures to resolve issues and found solutions when coming to its decision. For further details please see the Officer's report and the Council's decision by following this link [R.B.W.M. | Planning - Public Access Module](#) and entering the application number, or contact the Council's Customer Service Centre on 01628 683800 and quoting the application number.
2. The attention of the applicant is drawn to the Berkshire Act 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway or grass verge arising during building operations.
3. The attention of the applicant is drawn to Section 59 of the Highways Act 1980 which enables the Highway Authority to recover expenses due to extraordinary traffic.
4. The Streetcare Services Manager at Tinkers Lane Depot Tinkers Lane Windsor SL4 4LR tel: 01628 796801 should be contacted for the approval of the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services on the applicant's behalf.
5. No builders materials, plant or vehicles related to the implementation of the development should be parked/stored on the public highway so as to cause an obstruction at any time.

This permission does not relieve the applicant from responsibility for obtaining any necessary approval which may be required under building control legislation or Section 32 Berkshire Act 1986 (access for fire appliances). For advice on building control regulations, please contact the Authority's Building Control Service on 01189 746239.

The applicant is advised that all works to which this permission relates must be carried out strictly in accordance with the plans, drawing and other relevant supporting material submitted as part of this application and hereby approved as such and in full compliance with all conditions set out above. The Development Control Group must be immediately advised of any proposed variation from the approved documents and the prior approval of the Council obtained before any such works are carried out on site. Failure to comply with this advice may render the person carrying out and/or authorising the works liable to enforcement proceedings, which may involve alterations and/or demolition of any unauthorised building or structures and may also lead to the possibility of prosecution.

The applicant's attention is also drawn to the requirements of the Party Wall Act 1996, which may affect your submitted proposals. The applicant must notify all affected neighbours if work, which you are intending to carry out, falls within the Act. This may include work on an existing wall shared with another property, building on the boundary or excavating near a neighbouring property. However, the applicant is advised that this is not a matter dealt with by this Authority and it is recommended that you seek suitable professional advice.

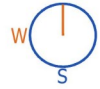
Signed

Dated: 30th July 2020

REFULZ

PERMITTED SITE PLAN

Do not scale from this drawing, except for planning purposes.
Any discrepancies are to be reported to WS Planning & Architecture.
Refer to Structural Engineers details for structural design criteria.
This drawing remains the copyright of WS Planning & Architecture.



Rev	Date	Description
 WS PLANNING & ARCHITECTURE Europe House Bancroft Road, Bagshot, Surrey, RH2 7RP T. 01737 225711 F. 01737 228311 www.wsipa.co.uk		
Date	April 2019	Drawn By JJ
Scale	1:200@A3	Checked LB
Client	Mr C Davies	
Project	Land north to Holcombe House, The Street, Shurlock Row, RG10 0PS	
Title	As Proposed Site Block Plan	
Drawing No.	J003152-DD06	Rev.

PERMITTED ELEVATIONS

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Front Elevation



Side Elevation

B	25.06.20	Amendments following council's comments
A	09.06.20	Amendments following council's comments

Rev	Date	Description
-----	------	-------------

WS PLANNING & ARCHITECTURE
 Europe House
 Bancroft Road,
 Reigate, Surrey, RH2 7RP
 T. 01737 225711
 F. 01737 226311
 www.wsipa.co.uk

Date	April 2019	Drawn By	JJ
Scale	1:100@A3	Checked	LB

Client
Mr C Davies

Project
Land north to Holcombe House, The Street, Shurlock Row, RG10 0PS

Title
As Proposed Elevations

Drawing No.	Rev.
J003152-DD10	B

PERMITTED ELEVATIONS

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Rear Elevation



Side Elevation

B	25.06.20	Amendments following council's comments
A	09.06.20	Amendments following council's comments

Rev	Date	Description
B	25.06.20	Amendments following council's comments
A	09.06.20	Amendments following council's comments

WS PLANNING & ARCHITECTURE
 Europe House
 Bancroft Road,
 Reigate, Surrey, RH4 7RP
 T. 01737 225711
 F. 01737 226311
 www.wsipa.co.uk

Date	April 2019	Drawn By	JJ
Scale	1:100@A3	Checked	LB

Client
Mr C Davies

Project
Land north to Holcombe House, The Street, Shurlock Row, RG10 0PS

Title
As Proposed Elevations

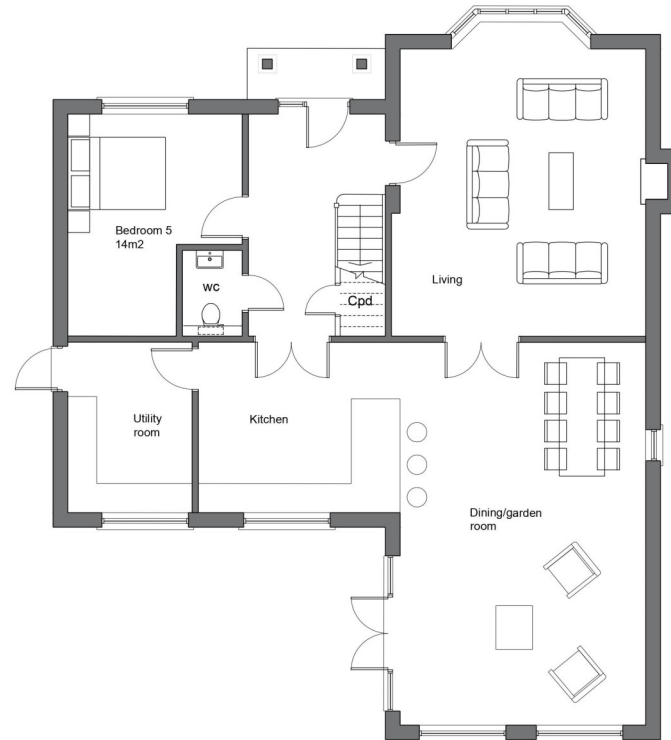
Drawing No.	J003152-DD11	Rev.	B
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PERMITTED GROUND FLOOR PLAN

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Any discrepancies are to be reported to WS Planning & Architecture.
Refer to Structural Engineers details for structural design criteria.
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Area:
Ground Floor = 127.5m²



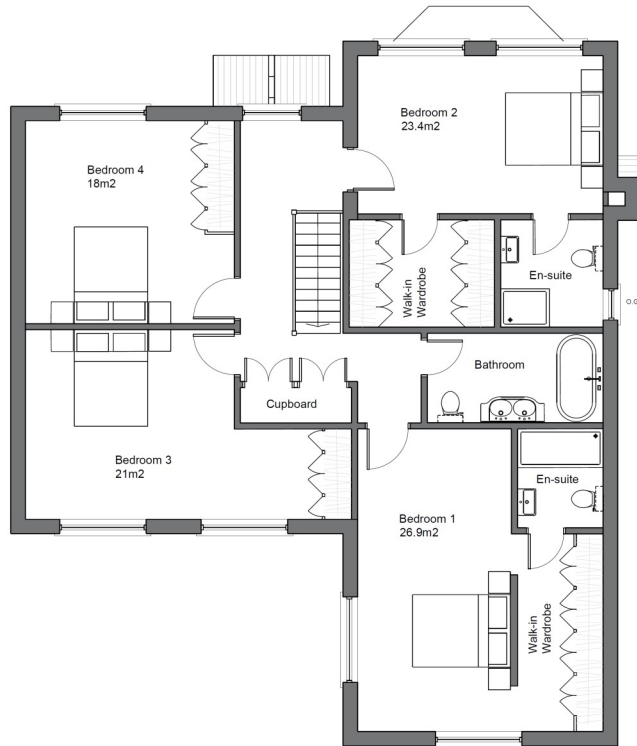
A	09.06.20	Amendments following council's comments
Rev	Date	Description
 WS PLANNING & ARCHITECTURE		
Europe House Bancroft Road, Ringdean, Surrey, RH2 7RP		T. 01737 225711 F. 01737 225311 www.wsipa.co.uk
Date	Drawn By	
April 2019	JJ	
Scale	Checked	
1:100@A3	LB	
Client		
Mr C Davies		
Project		
Land north to Holcombe House, The Street, Shurlock Row, RG10 0PS		
Title		
As Proposed Ground Floor Plan		
Drawing No.	Rev.	
J003152-DD08	A	

PERMITTED FIRST FLOOR PLAN

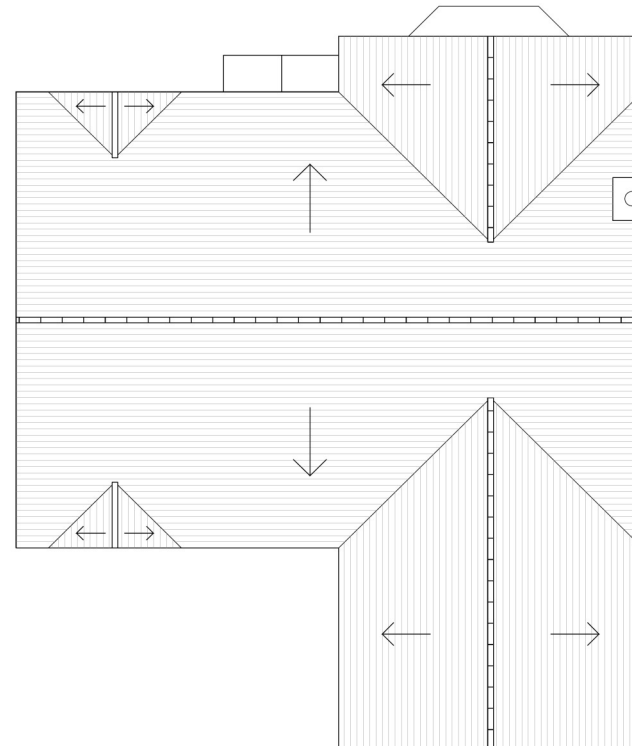
Do not scale from this drawing, except for planning purposes.
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Refer to Structural Engineers details for structural design criteria.
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Area:
First Floor = 126.5m²



First Floor Plan



Roof Plan

Rev	Date	Description
A	09.06.20	Amendments following council's comments
Europe House Bancroft Road, Reigate Surrey, RH2 7RP		
T: 01737 225711 F: 01737 225111 www.wsipa.co.uk		
Date	Drawn By	
April 2019	JJ	
Scale	Checked	
1:100@A3	LB	
Client		
Mr C Davies		
Project		
Land north to Holcombe House, The Street, Shurlock Row, RG10 0PS		
Title		
As Proposed Floor Plans		
Drawing No.	Rev.	
J003152-DD09	A	

General Remarks & Stipulations

Services

The property is not connected to mains services, however, we understand that mains water, electricity and drainage is available from the adjoining highway.

Tenure

The property is offered for sale Freehold with vacant possession upon completion.

Method of Sale

The property is being offered for sale as a whole.

Planning and Discharge of Conditions

Planning Consent granted for 20/00982/FUL on 30th July 2020.

Application for the Discharge of the Pre-Commencement Conditions, being Condition 3 (Finished Slab Levels) and 12 (Construction Environmental Management Plan) will be submitted by the Vendor.

Planning/Development

The property is situated within the area of The Royal Borough of Windsor and Maidenhead. The Local Plan Proposals Map designates that the property falls within the Village of Shurlock Row and within the Shurlock Row Conservation Area and Metropolitan Greenbelt.

Mineral Rights

The mineral rights will be included within the sale insofar as they are owned.

Sporting and Timber Rights

The sporting and timber rights are included insofar as they are owned.

Boundaries

The vendors and the vendor's agent will do their best to specify the ownership of the boundary hedge, fences and ditches but will not be bound to determine these. The purchaser (s) will have to satisfy themselves as to the ownership of any boundaries. The purchaser(s) will be responsible for any fencing.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way.

The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

There are no public rights of way across the property.

Local Authority

The Royal Borough of Windsor and Maidenhead, Town Hall, St Ives Road, Maidenhead, SL6 1RF

Value Added Tax

In the event that Value Added Tax is or becomes payable in respect of the property or assets sold the purchaser(s) in addition to the consideration will pay to the vendor the full amount of such Value Added Tax.

Viewing

Viewings of the property will be strictly by appointment only through the Sole Agents Pike Smith & Kemp Rural.

Important Notice

Pike Smith & Kemp Rural, their Clients and any joint agents give notice that:

1: They are not authorities to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Pike Smith & Kemp Rural have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Plans, Areas and Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchaser's will be deemed to have satisfied themselves of the land as scheduled, all quoted areas, measurements and distances are approximate.

Contact

Pike Smith & Kemp Rural: Jack Clegg, John Hunt or Tom McArdle on 01628 777666