

Windsor, Little Westcott - Initial Report

1. Background

1.1 Property Address:

Little Westcott, Oakley Green Rd, Bray, Windsor and Maidenhead, SL4 4QF

1.2 Property Description

- Two/three bedroom bungalow with a good sized garden totalling a 0.24 hectare (0.6 acre) plot
- Two parcels of arable farm land totalling 5.1 hectares (12.2 acres)
- Situated off Oakley Green Road in the small rural village of Bray in Windsor

1.3 Current use:

Residential unit with garden and two parcels of arable land

1.4 Estimated percentage of land plotted and removed from title:

75%

1.5 Disposal possibilities, eg are there any obvious, accessible area / buildings that can be sold independently?

The bungalow could be sold with the remaining garden. Cluttons valued at £500,000.

2. Windsor, Little Westcott - Planning

- Planning application 05/022/84/FULL was approved November 2005
- 3 year time frame for starting development
- Redevelopment of the site for a three bed bungalow with double garage

Site is not being promoted for through Local Development Framework

Planning permission for new bungalow of same size but is in green belt so any additions or new properties would not be approved

2.1 Current planning use / designation:

Residential

2.2 Opportunities for planning change and development:

Development unlikely as in the green belt

2.3 Comment on UKLI report:

Constraints

- Green belt site
- Political resistance to development
- Isolated, unsustainable location
- Housing moratorium (strategic requirement to 2011 has already been achieved)
- Visual impact of development on open countryside

