



**£695,000**

**Pollardrow Avenue**

Bracknell, RG42 1PS

## PROPERTY SUMMARY

Freehold two bedroom detached bungalow in derelict condition, to be sold with the benefit of full planning permission to demolish the existing dwelling and construct 3 x 3 bedroom homes. The approved scheme will comprise of two semi detached, three bedroom houses and one detached three bedroom house.

Situated on a quiet residential road, the property is conveniently located close to Bracknell town centre, which offers a wide range of retail shops, cafés, and restaurants. The area also benefits from excellent transport connections, including Bracknell railway station with direct links into London, as well as easy access to the M3 motorway.

The vendor is also open to unconditional offers. Outline planning no. 22/00671/OUT

3 X 3 Bedroom homes  
GIA - 3,645 SQFT  
Site area - 8,584 SQFT  
CIL - £38,000 Approx scl-land

2

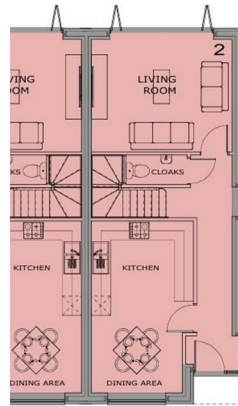


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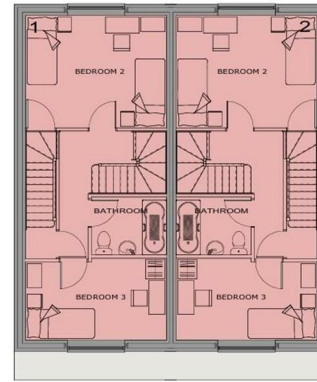


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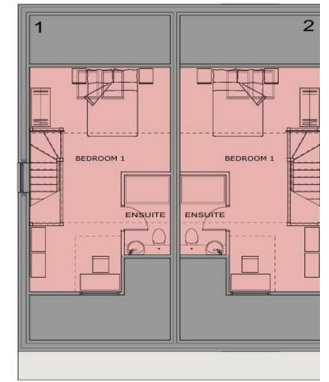




GROUND  
FLOOR  
PLAN



FIRST  
FLOOR  
PLAN



LOFT  
PLAN

**LOCAL AUTHORITY**

Bracknell Forest

**TENURE**

Freehold

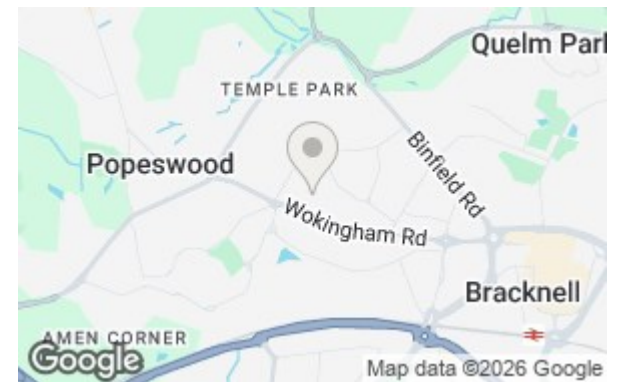
**COUNCIL TAX BAND**

E

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Shaw  
& Co**

ESTATE  
AGENTS

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