



LAND AT STANWELL ROAD

HORTON, SLOUGH, BERKSHIRE, SL3 9PH



STRATEGICALLY POSITIONED BLOCK OF LAND CLOSE TO MAJOR MOTORWAYS AND HEATHROW AIRPORT

PROPERTY SUMMARY

- Arable land
- Strategically located close to the M4, M25 & Heathrow Airport
- Adjoins the settlement of Horton
- Potential for alternative uses (subject to planning)

In all extending to approximately 8.527 acres (3.45 hectares)

For sale as a whole

BRIGGS&STONE

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INTRODUCTION

The sale of the land at Stanwell Road presents a rare opportunity to purchase a strategically located parcel of land, extending to approximately 8.527 acres (3.45 hectares), situated close to the M4, M25 & Heathrow Airport. The land is currently farmed in an arable rotation. The strategic location presents the opportunity to explore alternative uses subject to planning.

LOCATION & SITUATION

The land is located on the edge of Horton, which lies to the west of central London. The land benefits from excellent transport connectivity, being in close proximity to Junction 14 of the M25 and Junction 5 of the M4. Heathrow Airport is located only a short distance away (approximately 2 miles west), offering convenient international and domestic travel links.

The immediate area includes a range of local amenities, such as a village shop, public house, primary school, and several recreational footpaths connecting to the wider Colne Valley landscape.

DESCRIPTION

The Land at Stanwell Road comprises a single parcel of arable land that benefits from direct road frontage and access onto Stanwell Road, extending to approximately 8.53 acres (3.453 hectares).

The Land is situated between a residential farm to the east, a working quarry to the north, residential properties/ woodland to the west and residential/ commercial property to the south.

The Property is classified as Grade 3a and is described as being 'Freely draining slightly acid loamy soils with low fertility'.



GENERAL REMARKS

PLANNING

The Land lies within the jurisdiction of Windsor and Maidenhead Borough Council and is located within the Green Belt.

The latest Position Statement (July 2025) confirms that the Council's 5 Year Housing Land Supply is 4.04 years – a shortfall of 1,140 dwellings.

The strategic location presents the opportunity to explore alternative uses subject to planning. The Land could provide Suitable Alternative Natural Greenspace (SANG) or Biodiversity Net Gain (BNG) opportunities and other alternative uses given its positioning.

Purchaser(s) will be deemed to have satisfied themselves of any planning matters affecting the property.

TENURE & POSSESSION

The Land is subject to a periodic Farm Business Tenancy. Further details available upon request.

SERVICES

The Purchaser(s) will be deemed to have satisfied themselves of any services available.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The Land is sold subject to and with the benefit of all other existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

REGISTERED TITLE

The land is registered under HMLR title number BK478746.

ENVIRONMENTAL SCHEMES

The Land is currently entered into a Sustainable Farming Incentive (SFI) agreement, which runs until 31 January 2027. Further details are available on request.

OVERAGE

The Land will be subject to an overage provision reserving the vendor 30% of any increase in value accruing over 40 years due to any development over and above the existing use value of the land and excluding any agricultural use, triggered by either implementation or sale with the benefit of planning permission. Further information is available on request.

MINERAL & SPORTING RIGHTS

The mines, minerals and sporting rights, such as they exist are included in the freehold.

LOCAL AUTHORITY

Windsor and Maidenhead Borough Council, Town Hall, Saint Ives Rd, Maidenhead, SL6 1RF

E: customer.service@rbwm.gov.uk | T: 01628 683800

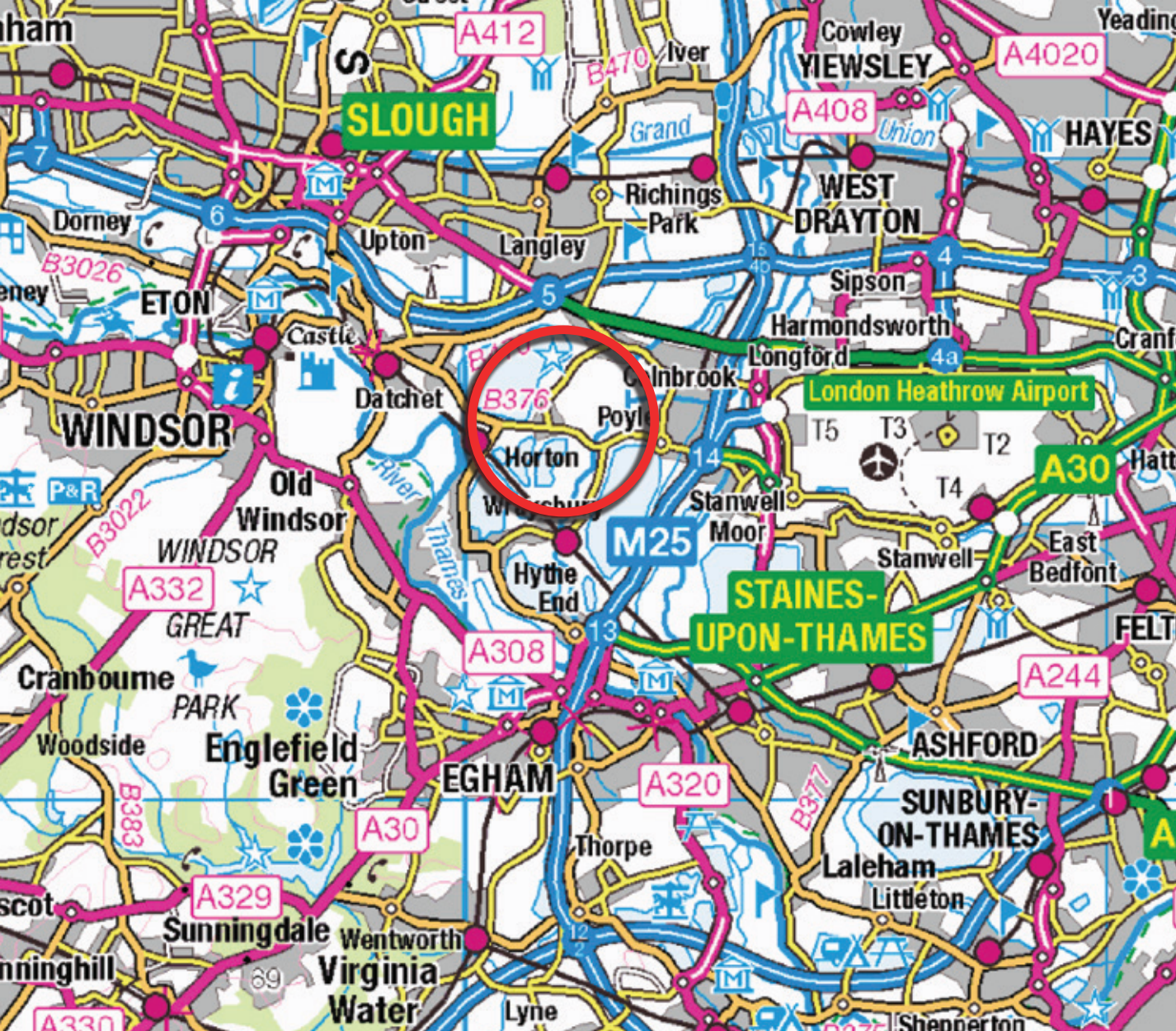
METHOD OF SALE

For sale as a whole by Private Treaty.

VENDOR'S SOLICITOR

Arnold Thomson, 205 Watling Street West, Towcester, Northamptonshire, NN12 6BX.





LEGAL COSTS

The parties are to bear their own costs.

WHAT3WORDS

Field entrance: ///hope.calls.complains

VIEWINGS

By appointment through selling agents, Briggs and Stone Ltd.

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ANTI-MONEY LAUNDERING

To comply with the Money Laundering Regulations, once an offer is accepted (subject to contract) the Purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

INFORMATION PACK

Additional information on the land is held in an information pack. Access to the data room is available on request.

IMPORTANT NOTICE: Briggs and Stone Ltd act for themselves and for the vendors of this property, whose agents they are, give notice that: The particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute, nor constitute part of, any offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Briggs and Stone Ltd has any authority to make or give any representations or warranty whatsoever in relation to this property. Briggs and Stone Ltd has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prospective purchasers may be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors Briggs and Stone Ltd is a private limited company registered in England and Wales (registered number 11328499). Registered office is 84 High Street, Prestwood, Buckinghamshire, HP16 9ES where a list of directors is available for inspection. Particulars & photographs dated June 2026.

