



Towpath, Shepperton, TW17

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Price £300,000

DESCRIPTION

We are thrilled to bring to the open market this substantial and rarely available freehold leisure plot, beautifully positioned along the picturesque Towpath in Shepperton. Having been in the same ownership for over 65 years, this is a unique opportunity to acquire one of the last remaining plots in this sought-after location – an offering we anticipate will attract significant interest.

The plot enjoys a generous 75 ft frontage directly onto the Towpath and extends approximately 124 ft into the site, gently tapering to offer a total area of around 0.2 acres. Currently heavily wooded, the land offers a wealth of potential for creative landscaping or leisure pursuit development.

While currently designated for leisure use, alternative uses may be considered, subject to the usual planning permissions. We are advised that, with the appropriate approvals, there is the possibility of securing a mooring immediately adjacent to the plot – a particularly attractive prospect for boating enthusiasts or those looking to enjoy a tranquil riverside retreat.

Shepperton is a well-connected and charming village, offering a wide range of local amenities including shops, restaurants, coffee bars, and traditional pubs. It benefits from excellent transport links with regular bus services to surrounding towns such as Chertsey, Walton-on-Thames, Sunbury, Staines-upon-Thames, Hounslow, and Kingston. Shepperton railway station provides direct services to London Waterloo, with travel times ranging between 53 and 57 minutes and approximately 39 trains running daily.

Families will also appreciate the variety of well-regarded local schools. St Nicholas Church of England Primary and Saxon Primary cater to younger children, while Halliford Independent School and Thamesmead School serve secondary-level students.

Access to major road links is convenient, with both the M25 and M3 motorways reachable within a 12-minute drive, making this location not only idyllic but also practical for those commuting or travelling more widely.

This is an extraordinary opportunity to secure a slice of the Shepperton riverside – an ideal setting for leisure use with the added bonus of a potential mooring. Early enquiries are strongly encouraged to avoid missing out on this once-in-a-generation offering.

Council Tax:	N/A
Council:	Spelthorne Borough Council
EPC:	n/a
Tenure:	Freehold
Status:	Leisure use



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

