

Wisteria Park

NORTHCROFT ROAD,
ENGLEFIELD GREEN,
SURREY, TW20 0DU

FOR SALE FREEHOLD ON BEHALF
OF JOINT FIXED-CHARGE RECEIVERS

PART-BUILT DEVELOPMENT
OF 12 LUXURY HOMES

A planning consent for 12 luxury homes set around a private cul-de-sac. Offered in wind and watertight condition.

Executive Summary

- Offered freehold with vacant possession, Wisteria Park presents a compelling opportunity for developers to complete and reposition a premium residential development set in one of Surrey's most desirable locations.
- The site comprises **12 luxury homes** arranged around a private cul-de-sac, with structural works complete and all units to be sold in **wind and watertight condition**.
- **Planning permission (Ref: 18/1649)** was granted by Runnymede Borough Council in **January 2020** for the demolition of two existing dwellings and the construction of **12 new homes (Use Class C3)**, each with private gardens and garages.
- The scheme as currently developed totals approximately **3,680.2 sqm / 39,613 sq ft NSA**, with a mix of **10 five-bedroom and 2 six-bedroom homes**.
- Construction expenditure to date amounts to approximately £7.3 million.

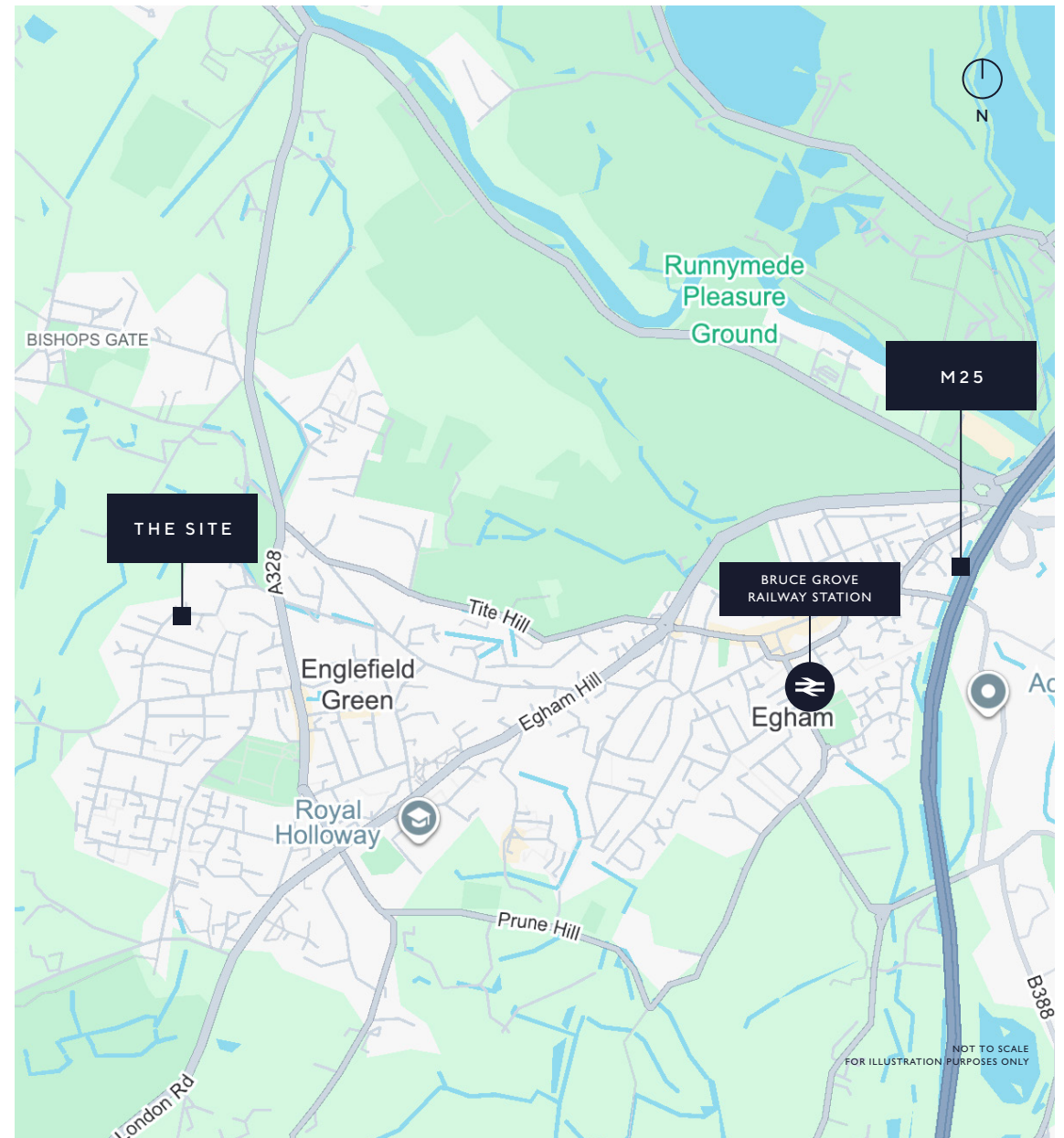
Location

Englefield Green sits within the affluent North Surrey commuter belt, offering strong resale and rental fundamentals driven by proximity to Windsor Great Park, Royal Holloway University and key commuter hubs including Virginia Water and Egham. The area benefits from consistent demand for large family homes and premium new-build stock, supported by limited supply and high local values. Access to Heathrow airport, the M25, and central London will be appealing for both domestic and international buyers.

Egham Station 2.6 km (1.6 miles) offers direct South Western Railway services to **London Waterloo (38 mins)**, and **Reading (35 mins)**, with frequent connections to **Clapham Junction** and **Richmond**. Nearby stations including **Virginia Water** and **Staines** provide additional access to the wider **South East Rail Network**.

By car, the site offers excellent connectivity via the **A30** and **A328**, with swift access to the **M25 (Junction 13)** and **M3 corridors**. **Access to Heathrow Airport** is achievable in under 20 minutes, and **Central London** is approximately 20 miles to the east.

Local bus routes such as the 441 and 8 connect Englefield Green to Staines, **Windsor**, and **Heathrow Terminal 5**. The closest bus stop to the site is located on St Jude's Road, approximately 300 ft from the entrance to Wisteria Park.



Amenities

Englefield Green offers essential amenities including a **Co-op Food Store, Smith's Supermarket** and a selection of independent cafés and other services. Larger retail centres are accessible at **The Egham Orbital Retail Park (1.5 miles)** and **Staines-upon-Thames (3.5 miles)**, home to **Two Rivers Shopping Centre** and **Elmsleigh Mall** respectively.

Windsor Great Park, located adjacent to the site, provides 4,800 acres of landscaped parkland, lakes and woodland trails. Beyond its natural beauty, the park hosts a calendar of high-profile events including the Windsor Half Marathon.

With Ascot, just 6 miles away, the area offers further lifestyle appeal with its internationally renowned racecourse, premium dining and strong residential values reinforcing the site's positioning within a high-demand, well-connected pocket of North Surrey.

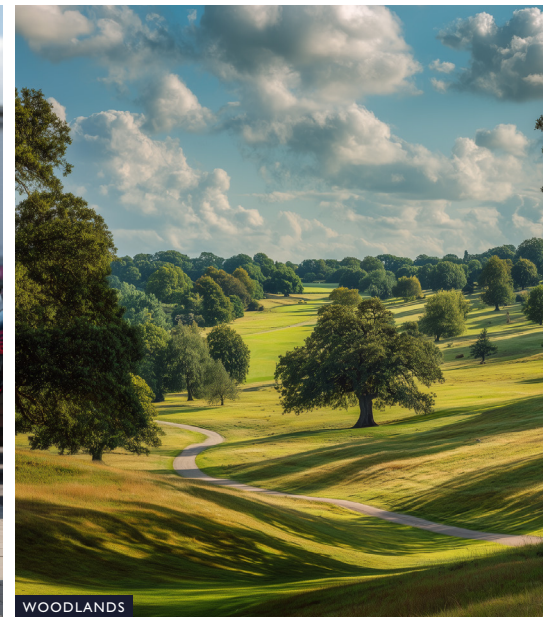
Englefield Green and the surrounding area offer access to a range of well-regarded primary and secondary schools, supporting strong family buyer demand. **Manorcroft Primary School (Ofsted: Good)** and **St Cuthbert's Catholic Primary** are both within close reach, while secondary school options include **Salesian School in Chertsey (Ofsted: Outstanding)** and **The Magna Carta School in Egham (Ofsted: Good)**. Independent schools such as **St George's Windsor** and **TASIS England** in Thorpe further enhance the area's educational appeal.



RESTAURANTS



RETAIL PARK



WOODLANDS



CURRENT SITE



CURRENT SITE



CURRENT SITE



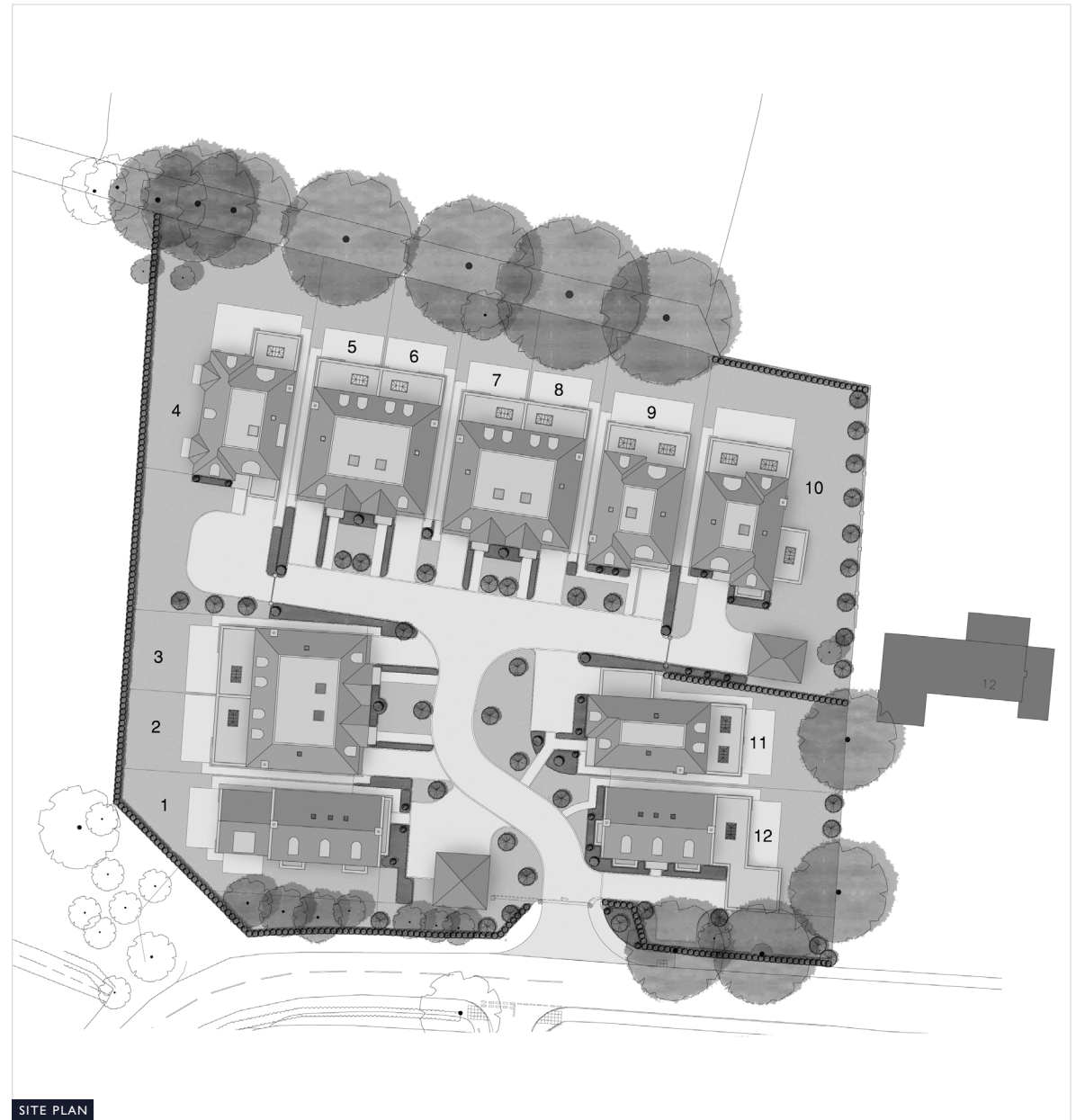
CURRENT SITE

The Site

The site totals approximately **0.66 ha (1.63 acres)** and comprises a part-built residential development of **12 detached houses** arranged around a private cul-de-sac. Construction commenced in 2022, formally implementing the planning consent granted by Runnymede Borough Council in 2020 (**Ref: 18/1649**). All homes will be handed over in wind and watertight condition, with structural works complete and internal fit-out pending. The site layout allows for easy inspection of each unit, with clear access to garages and landscaped rear gardens.

Wisteria Park is positioned within a predominantly residential area characterised by detached family homes and mature landscaping. The surrounding plots are low-density and privately owned, reinforcing the scheme's appeal to end-users and investors seeking premium stock in an established setting. The site benefits from a discreet corner position with **vehicular access via Northcroft Road** and all homes are accessed directly from the central cul-de-sac.

The development's proximity to Windsor Great Park and Royal Holloway University enhances its long-term value, with strong demand from both family buyers and academic professionals.



Planning

Planning permission (**Ref: RU.18/1649**) was granted by Runnymede Borough Council in January 2020 for the “**Demolition of two existing dwellings and erection of 12 dwellings.**” The permission was formally implemented in 2022 with construction works commencing on site and all units to be sold in wind and watertight condition. This consent has been enhanced with larger garages to some plots and other minor variations by **S.73 NMA consent (Ref: 23/1188)** passed in September 2025.

The approved scheme comprises **12 luxury homes** arranged around a private cul-de-sac, totalling approximately **3,558 sq m (38,298 sq ft) NSA**. The mix includes **10 x five-bedroom houses and 2 x six-bedroom houses**, each benefitting from generous internal layouts, private outdoor space and integral or detached garages.

The homes have been designed with family living in mind, featuring spacious ground floor reception areas, multiple bathrooms and landscaped rear gardens. The site layout allows for clear separation between plots, with **vehicular access via Northcroft Road** and pedestrian access throughout the cul-de-sac.

No affordable housing provision is required under the current consent.

We are informed S.106 payments of **£348,613.50** are still outstanding and are to be paid on the following terms:

- On completion of the first dwelling - **£122,048.92**
- On completion of the second dwelling - **£115,317.92**
- On completion of each remaining dwelling - **£11,124.67**

We understand no CIL payments are due although all interested parties are advised to make their own enquiries to confirm this.

Schedule of Accomodation

Unit no.	Type	Bedrooms	Gross Internal Area (GIA) (including Garage)	Garage	Garden
1	Detached House	6	approx. 343.8 sq m / 3,701 sq ft	Yes	Private
2	Semi-Detached House	5	approx. 302.6 sq m / 3,257 sq ft	Yes	Private
3	Semi-Detached House	5	approx. 302.6 sq m / 3,257 sq ft	Yes	Private
4	Detached House	6	approx. 379.4 sq m / 4,084 sq ft	Yes	Private
5	Semi-Detached House	5	approx. 262.9 sq m / 2,830 sq ft	Yes	Private
6	Semi-Detached House	5	approx. 262.9 sq m / 2,830 sq ft	Yes	Private
7	Semi-Detached House	5	approx. 262.9 sq m / 2,830 sq ft	Yes	Private
8	Semi-Detached House	5	approx. 262.9 sq m / 2,830 sq ft	Yes	Private
9	Detached House	5	approx. 323.4 sq m / 3,481 sq ft	Yes	Private
10	Detached House	5	approx. 363.2 sq m / 3,909 sq ft	Yes	Private
11	Detached House	5	approx. 315.0 sq m / 3,390 sq ft	Yes	Private
12	Detached House	5	approx. 298.5 sq m / 3,213 sq ft	Yes	Private

Total NSA (Net Saleable Area): approx. 3,680.2 sqm / 39,613 sq ft

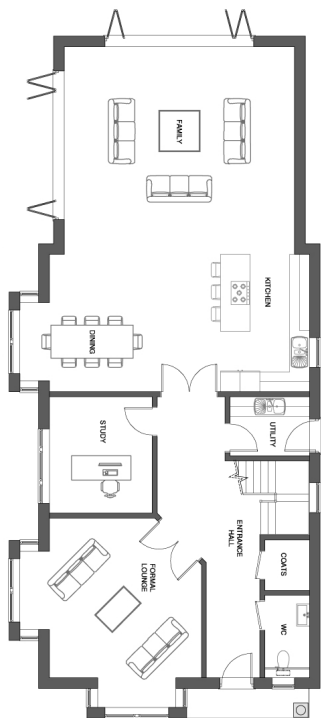
All units: Wind and watertight, with structural works complete

Access: Private cul-de-sac via Northcroft Road

Parking: Each unit includes garage and driveway parking

Floorplan: Unit 1

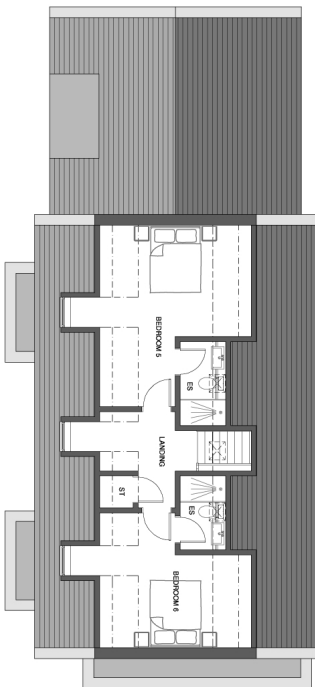
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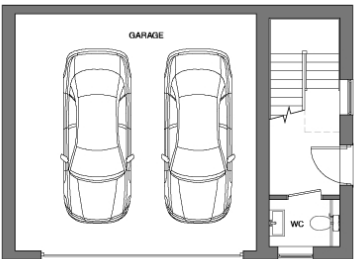
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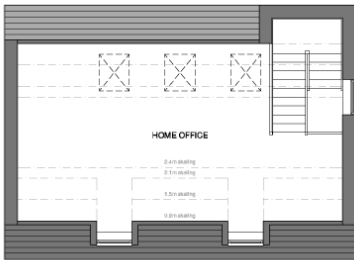
SECOND FLOOR



GARAGE GROUND FLOOR



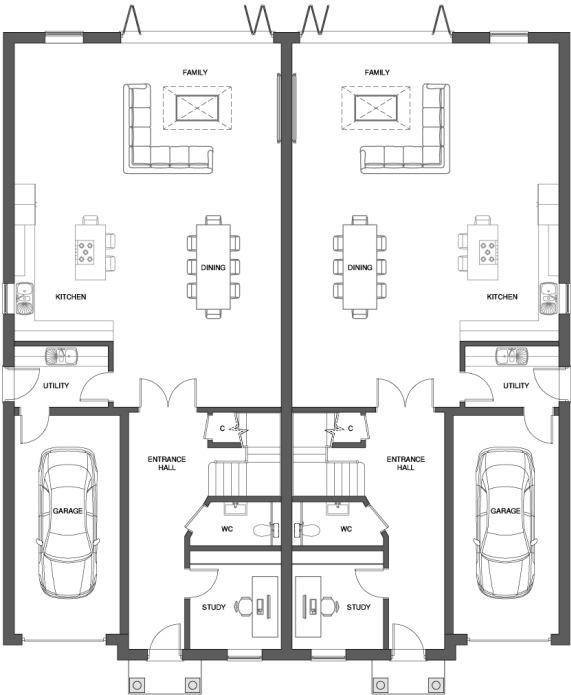
GARAGE FIRST FLOOR



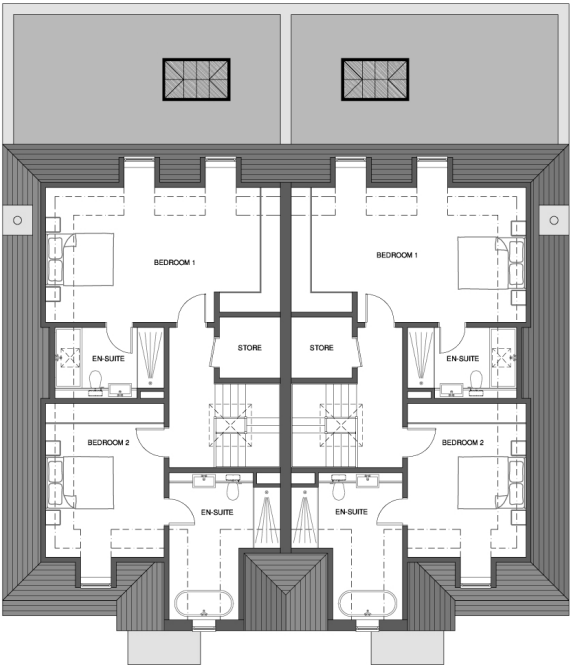
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FOR ILLUSTRATION PURPOSES ONLY

Floorplan: Units 2 and 3

GROUND FLOOR



FIRST FLOOR



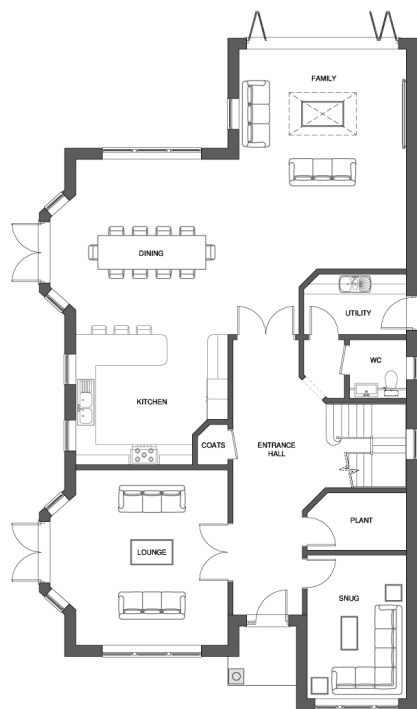
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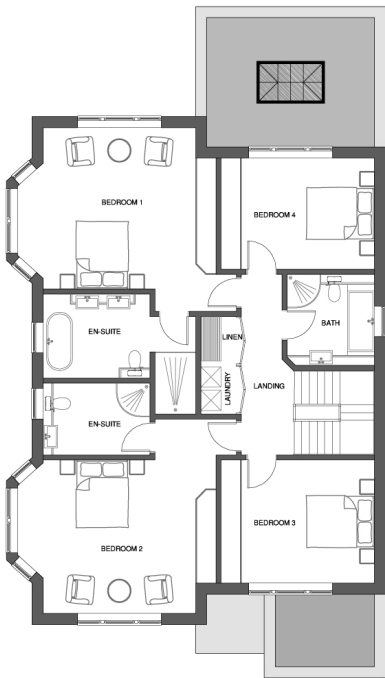
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Floorplan: Unit 4

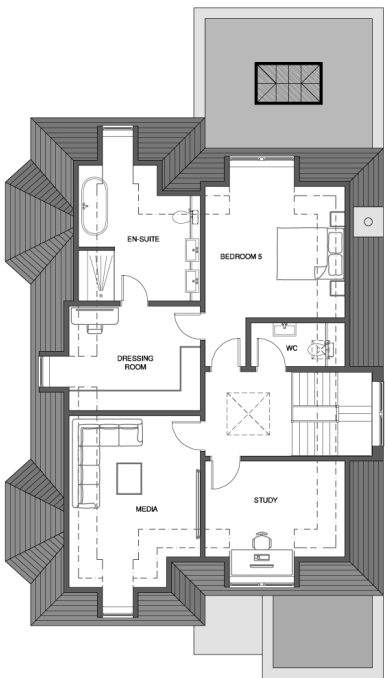
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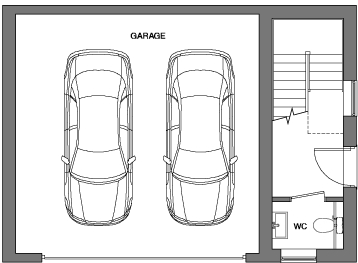
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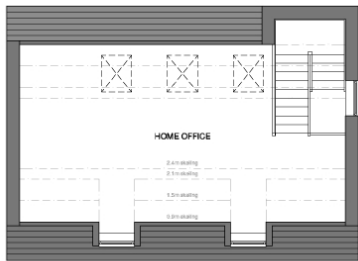
SECOND FLOOR



GARAGE GROUND FLOOR



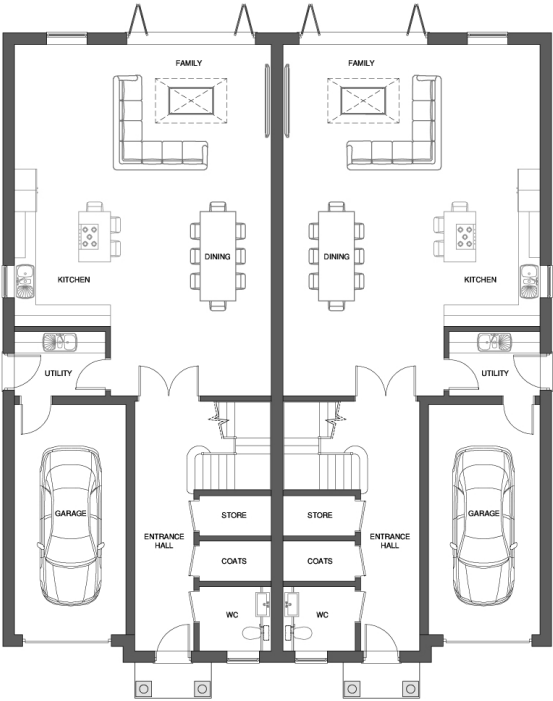
GARAGE FIRST FLOOR



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Floorplan: Units 5 to 8

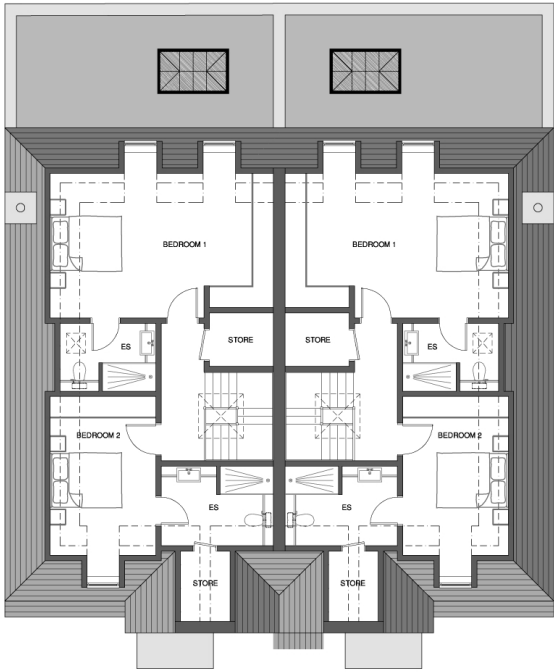
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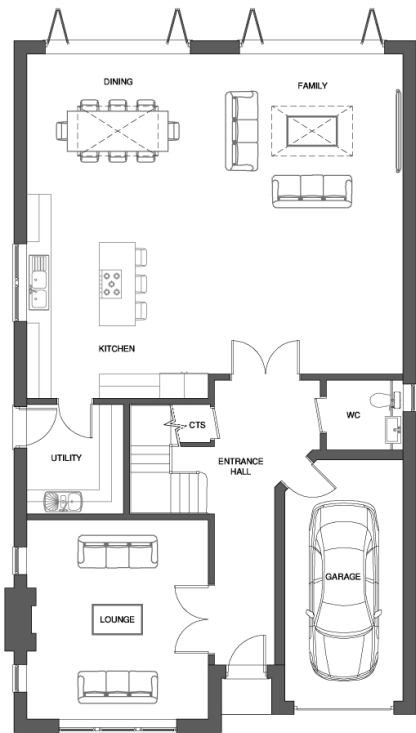
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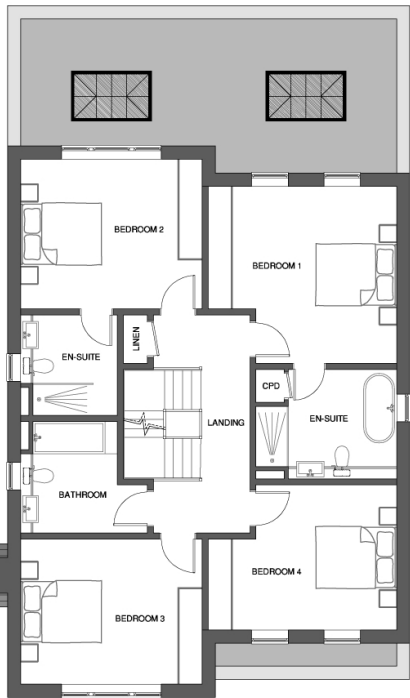
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Floorplan: Unit 9

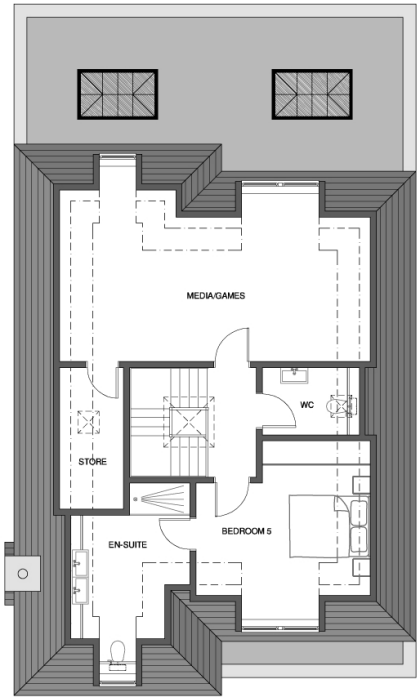
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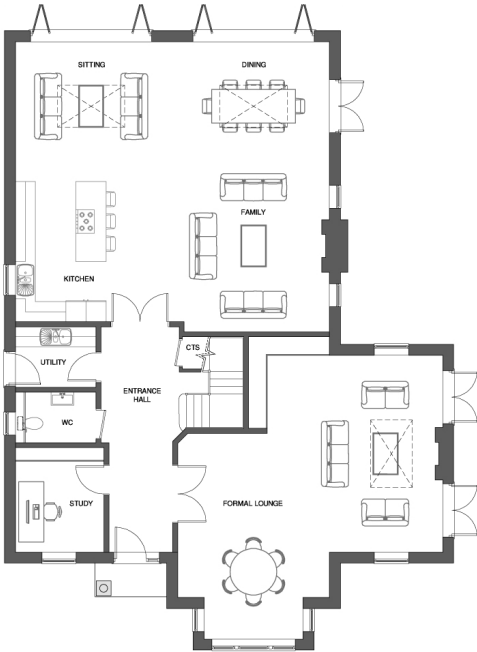
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Floorplan: Unit 10

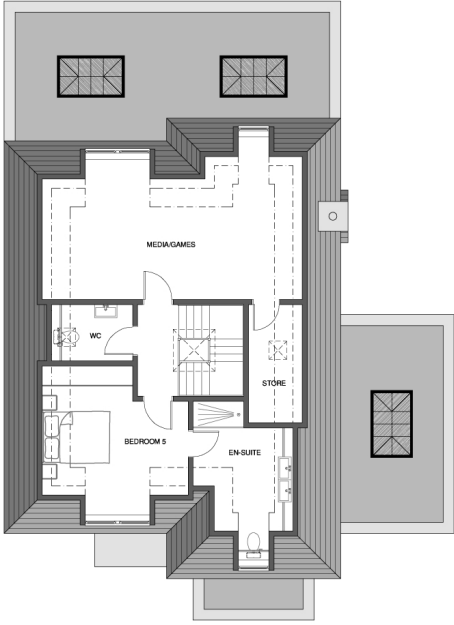
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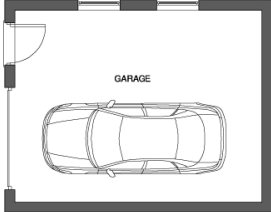
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SECOND FLOOR



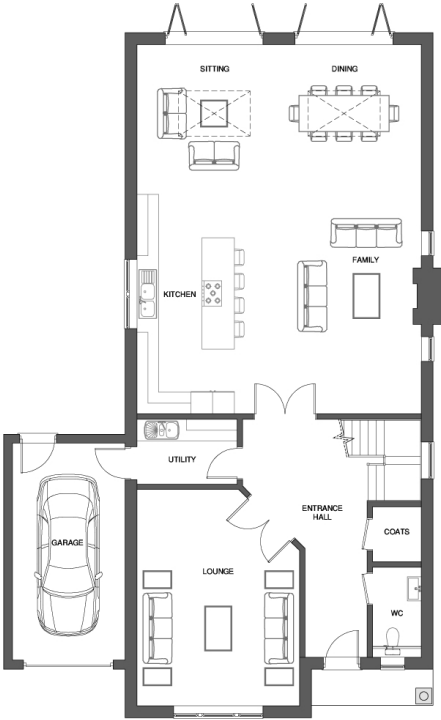
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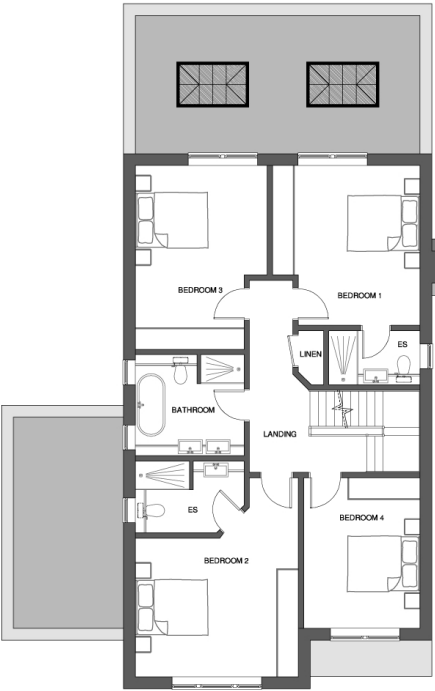
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Floorplan: Unit 11

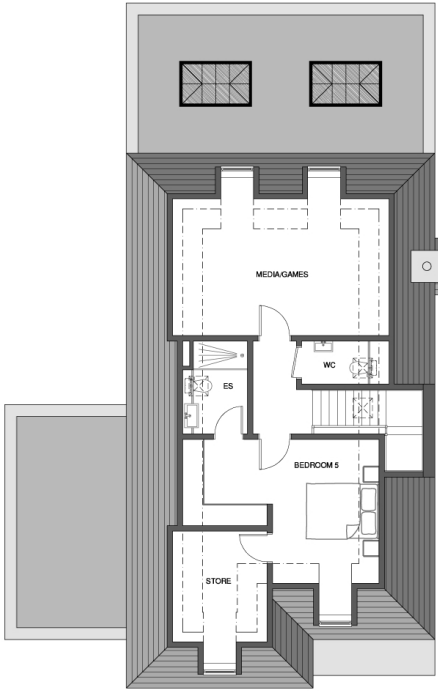
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FIRST FLOOR

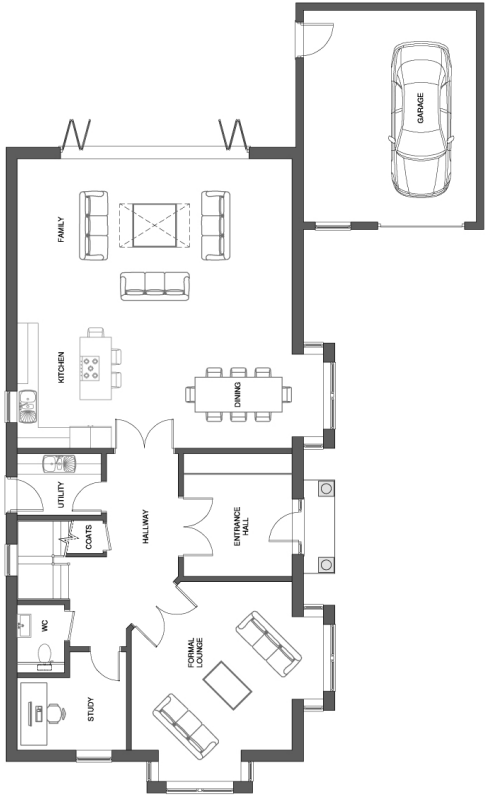


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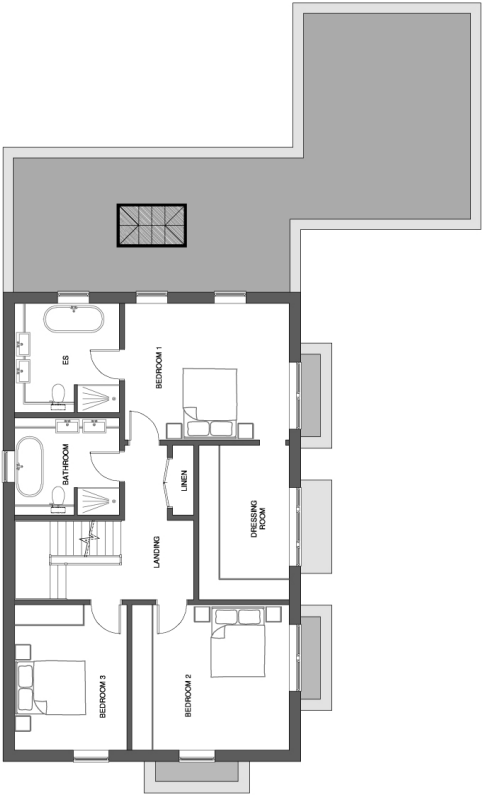


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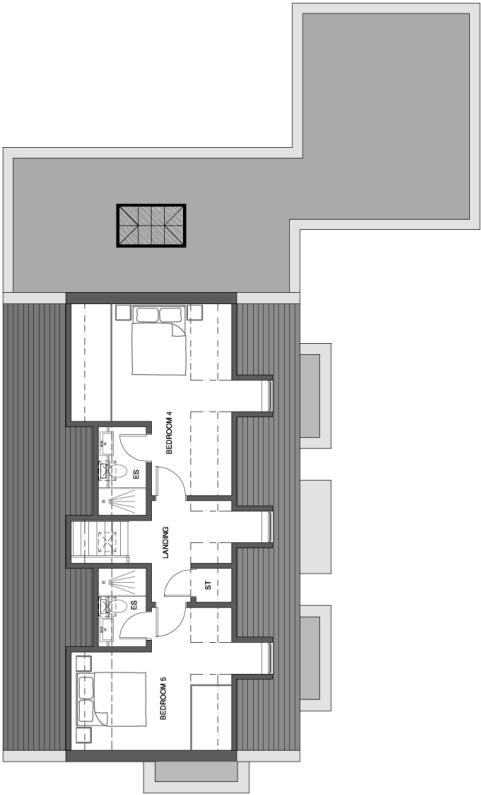
Floorplan: Unit 12



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

NOT TO SCALE
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For further information please contact: Vandermolen Real Estate

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Capital Advisory:

Indicative Funding Terms available – please contact Adam Brews,

Head of Capital Advisory, to discuss funding options.

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The property is being sold by Joint Fixed-Charge Receivers who act at all times as agents for the registered owner of the property and neither of the Fixed-Charge Receivers or their Estate Agents shall have or incur any personal liability under, by virtue of or in connection with the property.

The Joint Fixed-Charge Receivers and their Estate Agents have limited knowledge of the property and are therefore not able to provide responses to CPSE's or warranties of any kind. The Purchaser will be acquiring the Property only. No Chattels will be included as part of the sale.

The Misrepresentation Act 1967.

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Method of Sale

The property is offered for sale by way of private treaty. Offers are invited on a subject-to-contract basis.

Tenure

The property is being sold freehold, with vacant possession.

Guide Price

Offers invited for freehold interest.

VAT

TBA

Identity Checks / AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewings

Strictly by appointment only. Please contact Vandermolen Real Estate to arrange an inspection.

Further Information

For further plans and information, please click the button below.