

Land off, Dean Lane, MAIDENHEAD, Berkshire, SL6 9AF







guide price *

£30,000

Tenure: Freehold



The negotiator dealing with this Lot is Callum Glenn and he can be contacted by email:
callum.glenn@barnardmarcus.co.uk

Freehold Parcel of Land,
 Circa 0.25 Acre,
 Full Vacant Possession

Location:

The village of Cookham lies north of Maidenhead and east of Marlow. Whilst there are local services and facilities available within Cookham, more comprehensive shopping facilities and recreational facilities are available at Maidenhead, with the picturesque Thames side location of Marlow also offers a good range of services. The land itself is located to the east of the centre of Cookham and lies off the south side of Dean Lane close to its junction with Warners Hill.

Description:

The land is accessed via a shared gated entrance off Dean Lane. Originally forming a larger parcel of land, it offers 0.25 acres of grassland. The land is not fenced off from adjoining land, and the seller is not imposing an obligation to erect fencing allowing a buyer to do this to their own requirements. The land is sold on an unconditional basis, buyers considering alternative uses or future development potential

are deemed to rely on their own enquiries as to any permissions that may be required for intended use and/ or development.

Site Area:
0.25 Acre

To View:
By application to the land in daylight hours, no prior appointment required.

Important Notice:

For each Lot, a contract documentation fee of £1,800 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers. Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior areas and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Council Tax Band: Deleted

Utilities:

- Electricity: Please contact Auction centre
- Water: Please contact Auction centre
- Sewerage: Please contact Auction centre
- Heating: Please contact Auction centre
- Broadband: Please contact Auction centre

Restrictions:

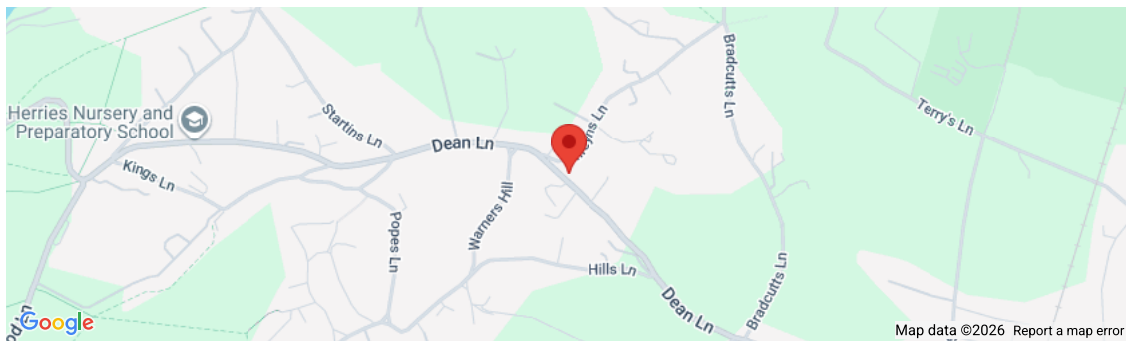
- Obligations: Please contact Auction centre
- Property Listed: Please contact Auction centre
- Restrictions: Please contact Auction centre
- Required Access: Please contact Auction centre
- Rights of Way: Please contact Auction centre

Flood Risk:

- Flooded in the Last Five Years?: Please contact Auction centre

Parking: Please contact Auction centre

Accessibility: Please contact Auction centre



Lot location is based upon nearest property postcode only. Actual location of property being sold may differ.

lot information last updated: 31st March 2026 at 05:28 PM

guide prices *

Generally speaking Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Virtually every property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

plus fees **

In addition to the 'Hammer Price' there is also a Contract Documentation Charge of £1,800 inclusive of VAT. On some lots the seller may require a contribution towards costs, these will be detailed in the special conditions of sale within the legal pack. If you have any questions please contact us.