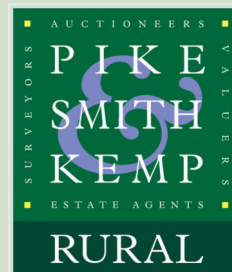


BUILDINGS AT CONINGSBY FARM

CONINGSBY LANE, FIFIELD, MAIDENHEAD, BERKSHIRE, SL6 2PF





BUILDINGS AT CONINGSBY FARM

CONINGSBY LANE, FIFIELD, MAIDENHEAD, SL6 2PF

A RANGE OF BARNS WITH VARIOUS PLANNING CONSENTS SET WITHIN APPROXIMATELY 2.6 ACRES, LOCATED NEAR THE VILLAGE OF FIFIELD IN EAST BERKSHIRE.

HOLYPORT - 1 MILE

MAIDENHEAD - 3.5 MILES

MARLOW - 10 MILES

READING - 16.9 MILES

CENTRAL LONDON - 28 MILES

LONDON HEATHROW - 12 MILES

M4 JUNCTION 8/9 - 3 MILES

M3 JUNCTION 3 - 11.9 MILES

M40 JUNCTION 4 – 13 MILES

MAIDENHEAD RAILWAY STATION - 3 MILES

LOT 1

OAK FRAME BARN WITH PLANNING CONSENT FOR CONVERSION TO A 4 BEDROOM RESIDENTIAL DWELLING WHEREBY THE PROPOSED GROSS INTERNAL AREA EXTENDS TO 350 SQUARE METRES OF WHICH THE PLANNING REFERENCE NUMBER IS 15/02645/FUL. THE LOT ALSO INCLUDES ANOTHER BARN, DRIVEWAY WITH SPACE FOR PARKING AND A GARDEN. THE LOT EXTENDS TO A TOTAL OF 0.36 ACRES.

LOT 2

STEEL PORTAL FRAME BARN EXTENDING TO 90.06 SQUARE METRES WITH HARDSTANDING. THE LOT EXTENDS TO A TOTAL OF 376 SQUARE METRES.

LOT 3

OPEN FRONT, STEEL PORTAL FRAME BARN EXTENDING TO 100.69 SQUARE METRES WITH HARDSTANDING. THE LOT EXTENDS TO A TOTAL OF 248 SQUARE METRES.

LOT 4

BARN WITH PLANNING CONSENT FOR THE CHANGE OF USE TO EITHER 3 RESIDENTIAL DWELLINGS OF WHICH THE PLANNING REFERENCE NUMBER IS 19/01596, OR THE CHANGE OF USE TO 1 RESIDENTIAL DWELLING OF WHICH THE PLANNING REFERENCE NUMBER IS 19/01593, WHEREBY THE BARN EXTENDS TO 419 SQUARE METRES. THE LOT INCLUDES HARDSTANDING, GARDEN AND SPACE FOR PARKING AND EXTENDS TO A TOTAL OF 1.4 ACRES.

LOT 5

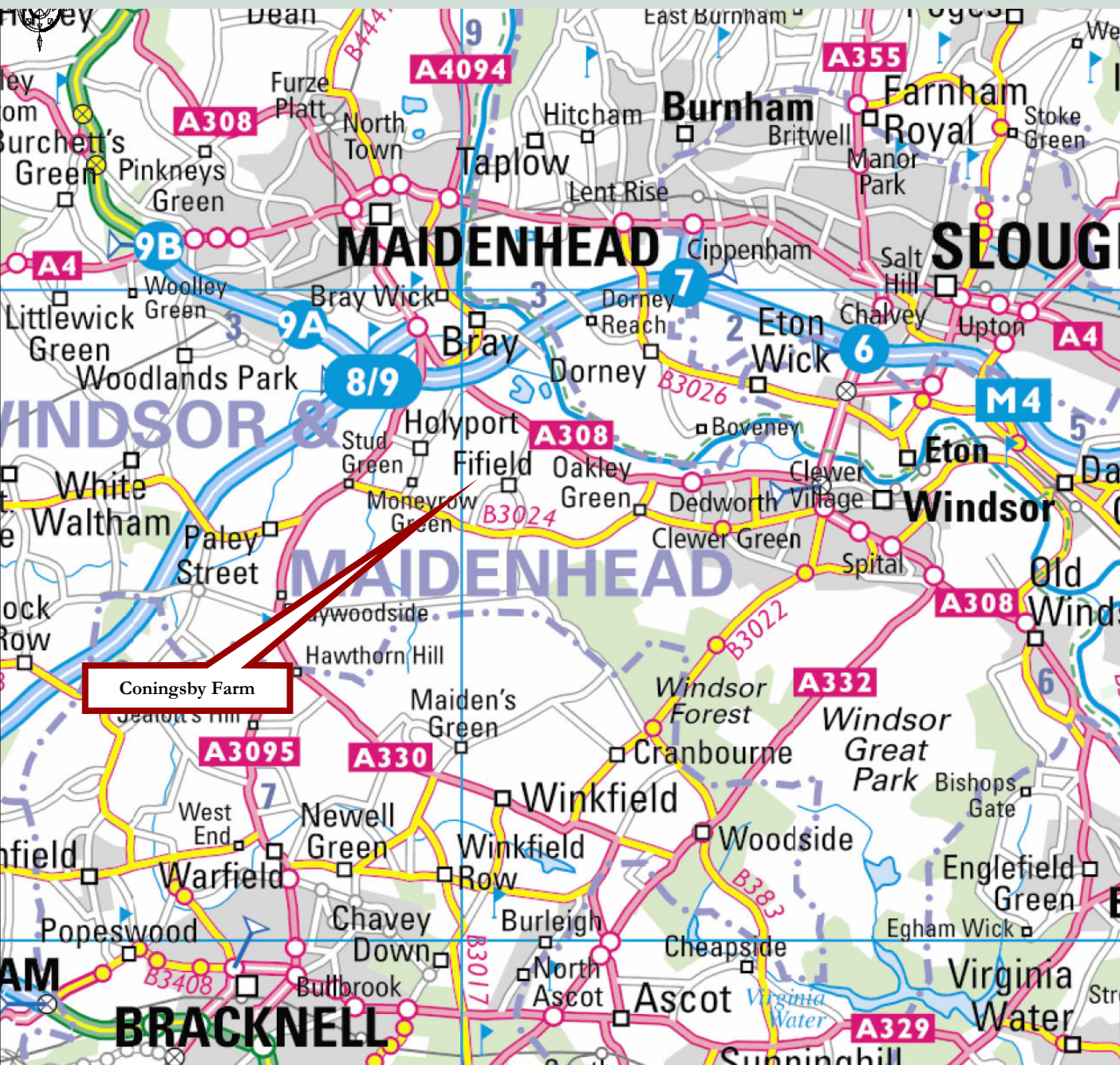
BARN WITH PLANNING CONSENT FOR THE CHANGE OF USE OF PART OF AN AGRICULTURAL BUILDING TO FLEXIBLE COMMERCIAL USE TO STORAGE AND DISTRIBUTION WHEREBY THE REMAINING PART OF THE BARN IS USED FOR AGRICULTURAL STORAGE OF WHICH THE PLANNING REFERENCE NUMBER IS 17/03879. THE LOT INCLUDES HARDSTANDING AND PASTURELAND AND EXTENDS TO A TOTAL OF 0.77 ACRES.

AVAILABLE AS A WHOLE OR AS INDIVIDUAL LOTS

SITUATION

THE PROPERTY IS SITUATED ON THE WESTERN SIDE OF THE VILLAGE OF FIFEILD NEAR MAIDENHEAD IN EAST BERKSHIRE. THE PROPERTY IS APPROXIMATELY 3.9 MILES SOUTH WEST OF MAIDENHEAD, 4.6 MILES WEST OF WINDSOR AND 16.9 MILES NORTH EAST OF READING.

THERE IS GOOD ACCESS TO THE M4 JUNCTION 8/9, THE M40 JUNCTION 4 AS WELL AS TO THE M3 JUNCTION 3 TO THE SOUTH.



PRIVATE SCHOOLS:

- CLAIRES COURT SCHOOL FOR BOYS AND GIRLS
- ST PIRANS

CATCHMENT AREA FOR THE FOLLOWING GRAMMAR SCHOOLS:

- WINDSOR BOYS SCHOOL/WINDSOR GIRLS SCHOOL
- DESBOROUGH COLLEGE
- COX GREEN

RECREATIONAL AND LEISURE FACILITIES WITHIN THE AREA:

- POLO AT THE ROYAL COUNTY OF BERKSHIRE POLO CLUB AND GUARDS POLO CLUB, COWORTH AND NUMEROUS OTHER POLO ESTABLISHMENTS
- HORSE RACING AT ASCOT, WINDSOR, EPSOM AND NEWBURY
- SHOOTING AT E.J CHURCHILL SHOOTING GROUND

DIRECTIONS

M4 JUNCTION 8/9

LEAVE THE M4 AT JUNCTION 8/9 AND EXIT THE ROUNDABOUT ONTO THE A308 HEADING TOWARDS MAIDENHEAD (CENTRAL). AT THE NEXT ROUNDABOUT TAKE THE 3RD EXIT ONTO WINDSOR ROAD/A308. AFTER 1.4 MILES TURN RIGHT ONTO FIFEILD ROAD AND THEN TAKE YOUR FIRST RIGHT ONTO CONINGSBY LANE. CONINGSBY FARM IS IMMEDIATELY AFTER GREEN LANE, BOTH OF WHICH ARE ON YOUR RIGHT.

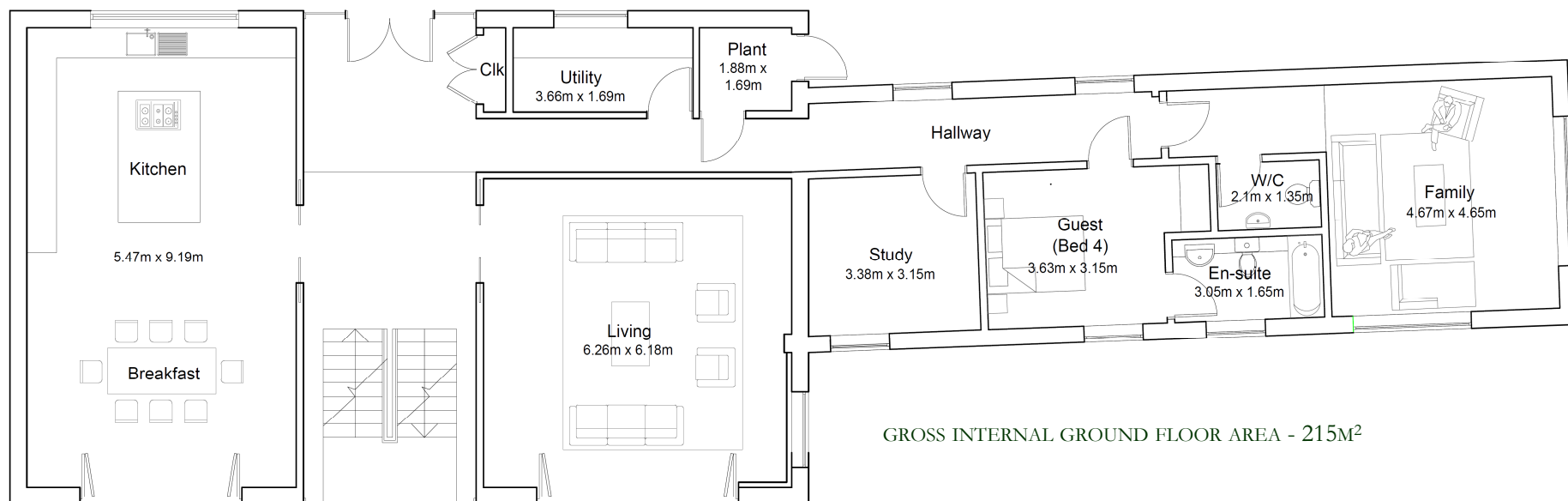
LOT 1 - BARN WITH PLANNING CONSENT FOR CONVERSION TO A 4 BEDROOM DWELLING

PLANNING PERMISSION WAS GRANTED FOR THE PROPOSED CHANGE OF USE AND CONVERSION OF EXISTING AGRICULTURAL BUILDING TO DWELLING HOUSE ON 4TH AUGUST 2015 OF WHICH THE PLANNING REFERENCE NUMBER IS 15/02645/FUL. THE APPLICATION WAS THEN VARIED TO SUBSTITUTE THE AMENDED PLANS FOR THE APPROVED PLANS FOR THE PROPOSED CHANGE OF USE AND CONVERSION OF EXISTING AGRICULTURAL BUILDING TO DWELLING HOUSE ON 21ST MARCH 2017 OF WHICH THE PLANNING REFERENCE NUMBER IS 17/01053/VAR.

THE BUILDING HAS BEEN STRIPPED BACK TO ITS OAK FRAME IN READINESS FOR CONVERSION AND THEREFORE THE PLANNING PERMISSION HAS BEEN IMPLEMENTED.

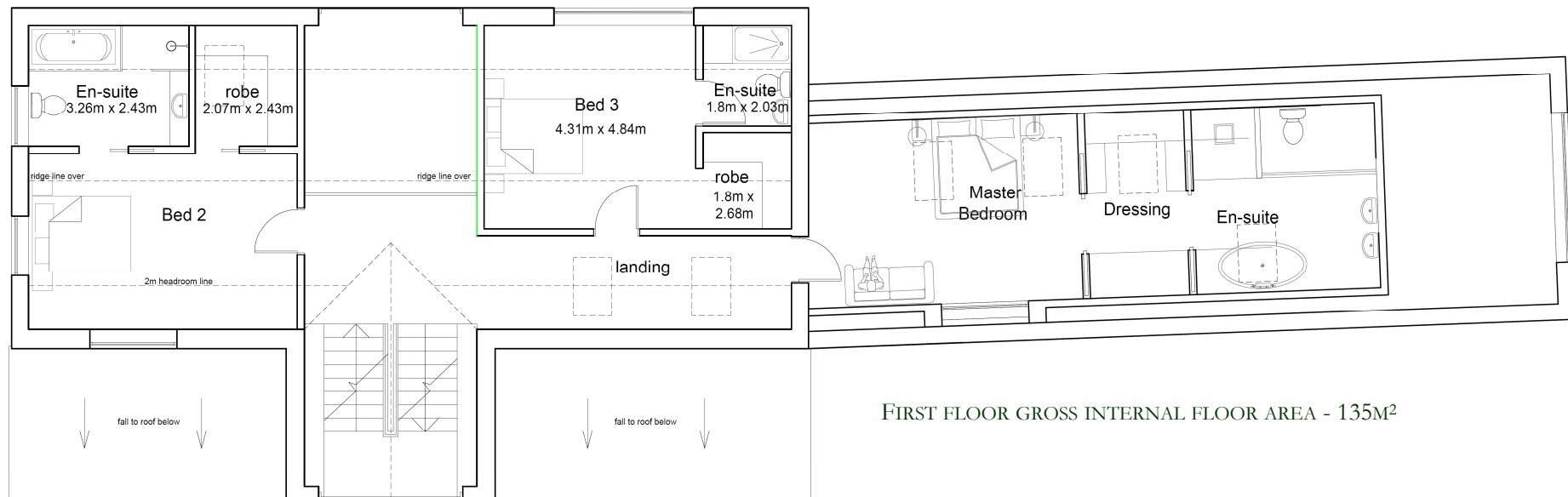


PERMITTED GROUND FLOOR PLAN



NOT TO SCALE

PERMITTED FIRST FLOOR PLAN



TOTAL GROSS INTERNAL FLOOR AREA - 350M²

NOT TO SCALE

LOT 2 - BARN WITH HARDSTANDING

A PORTAL STEEL FRAMED, OPEN PLAN BARN WITH A ROLLER SHUTTER AND PEDESTRIAN DOOR EXTENDING TO 90.06 SQUARE METRES, AS WELL AS HARDSTANDING. THE LOT EXTENDS TO A TOTAL OF 376 SQUARE METRES.



LOT 3 - BARN WITH HARDSTANDING



AN OPEN FRONT, PORTAL STEEL FRAMED BARN WITH TIMBER CLADDING, EXTENDING TO 100.69 SQUARE METRES. THE LOT EXTENDS TO A TOTAL OF 247.9 SQUARE METRES.



LOT 4 - BARN WITH PLANNING PERMISSION FOR CONVERSION TO 3 RESIDENTIAL DWELLINGS OR TO 1 RESIDENTIAL DWELLING

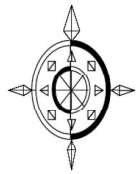
PLANNING PERMISSION WAS GRANTED FOR THE CHANGE OF USE UNDER CLASS Q FROM AN AGRICULTURAL BUILDING TO 3 RESIDENTIAL DWELLINGS WITH ASSOCIATED WORKS, OF WHICH THE PLANNING REFERENCE NUMBER IS 19/01596, AS WELL AS THE CHANGE OF USE UNDER CLASS Q FROM AN AGRICULTURAL BUILDING TO 1 RESIDENTIAL DWELLING WITH ASSOCIATED WORKS, OF WHICH THE PLANNING REFERENCE NUMBER IS 19/01593, ON 8TH AUGUST 2019. THE LOT EXTENDS TO 1.4 ACRES.



BUILDING TO BE DEMOLISHED AS
PART OF PLANNING PERMISSIONS

BUILDING WITH CONSENT
FOR CONVERSION

PERMITTED FLOOR PLAN FOR 3 DWELLINGS



NOT TO SCALE



GROSS INTERNAL AREA DWELLING 1 - 131M²

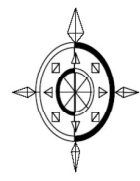
GROSS INTERNAL AREA DWELLING 2 - 131M²

GROSS INTERNAL AREA DWELLING 3 - 133M²

TOTAL - 394M²

TOTAL CURTILAGE - 435M²

PERMITTED FLOOR PLAN FOR 1 DWELLING



NOT TO SCALE

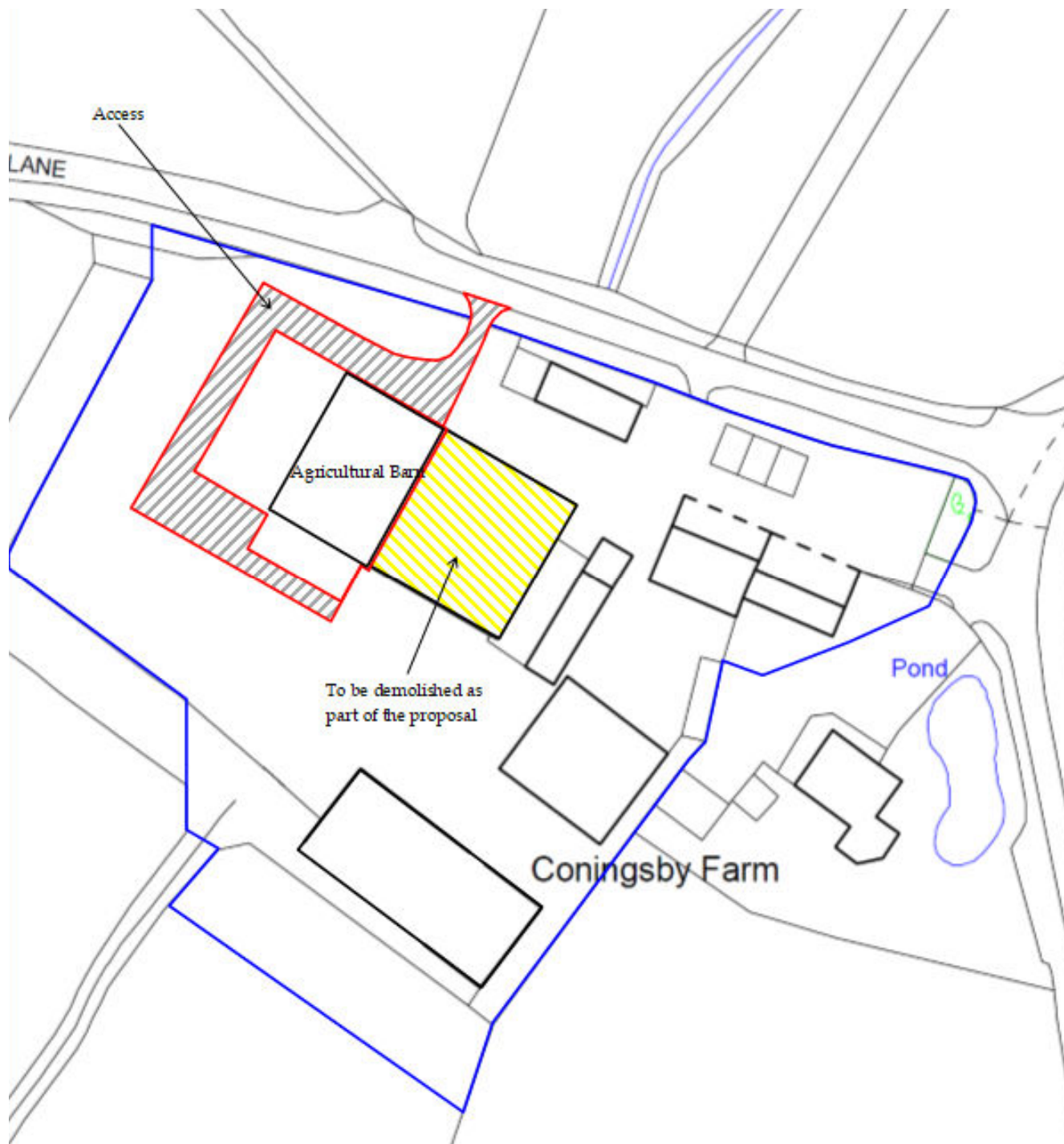


TOTAL GROSS EXTERNAL AREA - 437.60M²

TOTAL CURTILAGE - 435M²

PERMITTED SITE PLAN FOR THE CHANGE OF USE TO RESIDENTIAL DWELLINGS

NOT TO SCALE



LOT 5 - BARN WITH PLANNING PERMISSION FOR PART CONVERSION TO FLEXIBLE COMMERCIAL USE FOR B8 STORAGE AND DISTRIBUTION

TWO PLANNING PERMISSION WERE GRANTED FOR THE CHANGE OF USE UNDER CLASS R OF PART OF THE AGRICULTURAL BUILDING TO FLEXIBLE COMMERCIAL USE FOR B8 STORAGE AND DISTRIBUTION ON 4TH DECEMBER 2017 AND 7TH FEBRUARY 2018, OF WHICH THE PLANNING REFERENCE NUMBERS ARE 17/20049/CNSULT AND 17/03879. THE LOT ALSO INCLUDES HARDSTANDING AND PASTURELAND AND EXTENDS TO 0.77 ACRES.



PERMITTED PLAN FOR THE CHANGE OF USE TO FLEXIBLE COMMERCIAL USE

PART OF AGRICULTURAL BUILDING WITH
CONSENT FOR THE CHANGE OF USE TO
FLEXIBLE COMMERCIAL USE TO STORAGE
AND DISTRIBUTION.

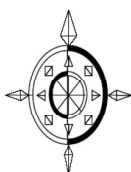
APPLICATION REFERENCE NUMBER:
17/03879

PART OF AGRICULTURAL BUILDING USED
FOR AGRICULTURAL STORAGE

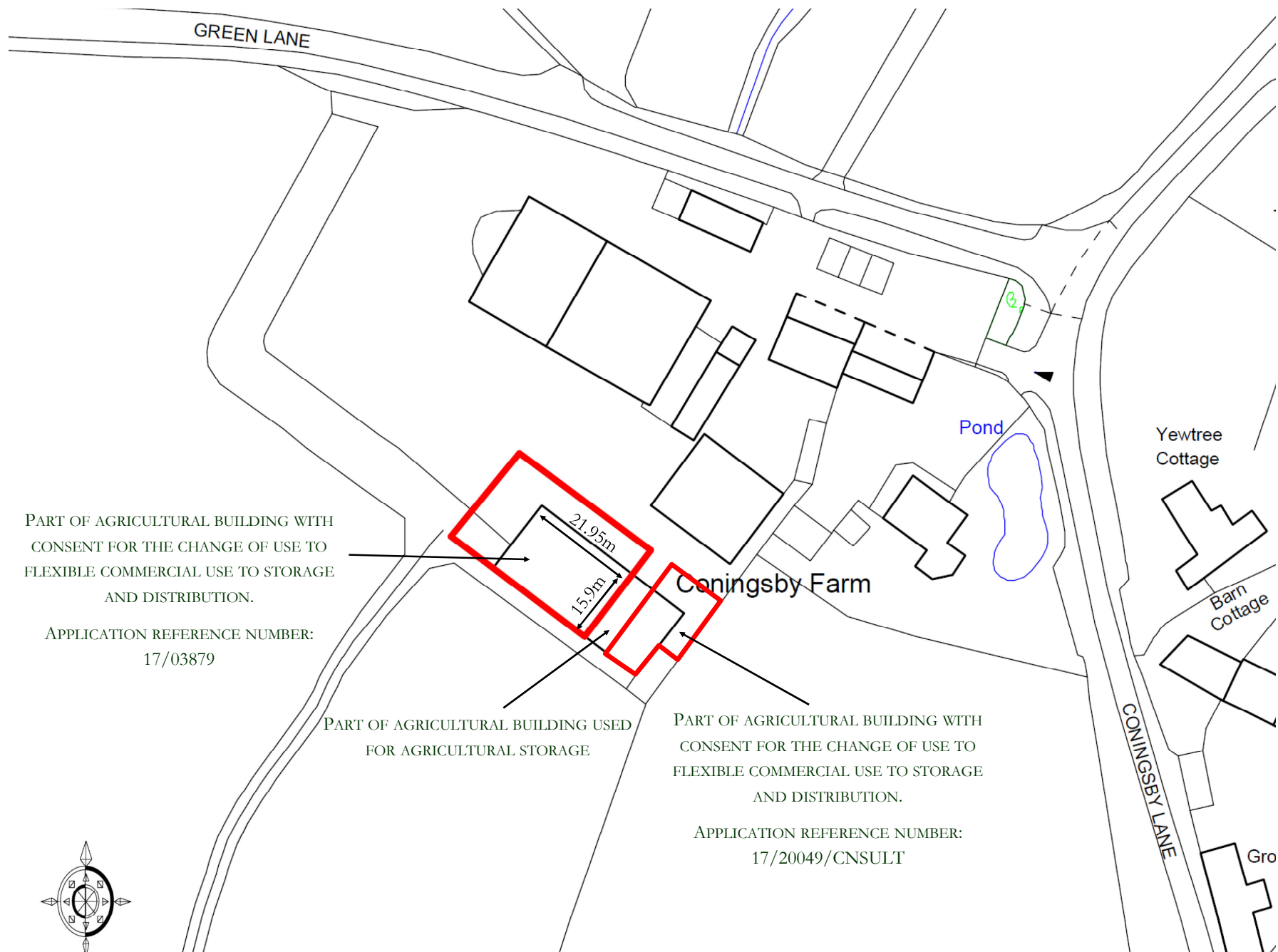
Corningsby Farm

PART OF AGRICULTURAL BUILDING WITH
CONSENT FOR THE CHANGE OF USE TO
FLEXIBLE COMMERCIAL USE TO STORAGE
AND DISTRIBUTION.

APPLICATION REFERENCE NUMBER:
17/20049/CNSULT



NOT TO SCALE



SALE PLAN



General Remarks

& Stipulations

Services

Mains water and electricity are available.

Tenure

The buildings will be sold Freehold with vacant possession on completion.

Method of Sale

The buildings at Coningsby Farm are offered for sale as individual lots or as a whole by private treaty.

Single Payment Scheme

The land is not registered for the Single Payment Scheme and no entitlements are included in the sale.

Planning/Development

The property is situated within the administration area of the Royal Borough of Windsor & Maidenhead. RBWM Local Plan designates that the property falls within the Metropolitan Greenbelt.

Soil Type

The land comprises soils which are described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils as identified by the Soil Survey of England and Wales. It is ideally suited to grassland, arable and some woodland.

Mineral Rights

The mineral rights will be included within the sale.

Sporting and Timber Rights

The sporting and timber rights are included insofar as they are owned.

Photographs

The photographs in these particulars were taken in May 2019. Any fixtures, fittings or equipment shown in the photographs are not necessarily included in the sale.

Boundaries

The vendors and the vendor’s agent will do their best to specify the ownership of the boundary hedge, fences and ditches but will not be bound to determine these. The purchaser(s) will have to satisfy themselves as to the ownership of any boundaries. The purchaser(s) will be responsible for any fencing.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way.

The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

There are no public rights of way or electricity pylons across the property.

Local Authority

The Royal Borough of Windsor and Maidenhead, Town Hall, St Ives Road, Maidenhead, SL6 1RF

Fixtures and Fittings

Only those fixtures and fittings described in the sale particulars are included in the sale.

Value Added Tax

In the event that Value Added Tax is or becomes payable in respect of the property or assets sold the purchaser(s) in addition to the consideration will pay to the vendor the full amount of such Value Added Tax.

Viewing

Viewings of the property will be strictly by appointment only through the Sole Agents Pike Smith & Kemp Rural.

Important Notice

Pike Smith & Kemp Rural, their Clients and any joint agents give notice that:

1: They are not authorities to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

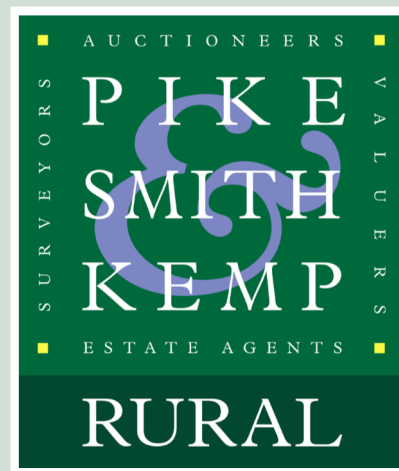
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Pike Smith & Kemp Rural have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Plans, Areas and Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchaser’s will be deemed to have satisfied themselves of the land as scheduled, all quoted areas, measurements and distances are approximate.

Contact

Pike Smith & Kemp Rural: Tom McArdle or Eva Gascoigne on 01628 777666



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