

**COPS MANOR FARM**

**PALEY STREET  
TOUCHEN END  
BERKSHIRE**





# COPS MANOR FARM

## PALEY STREET, BERKSHIRE, SL6 3JY

MAIDENHEAD - 3.9 MILES    HOLYPORT - 1.9 MILES    MARLOW - 10 MILES    READING - 14.1 MILES    CENTRAL LONDON - 32.2 MILES  
ROYAL BERKSHIRE POLO CLUB - 5.3 MILES    GUARDS POLO CLUB - 10.6 MILES    FIFIELD POLO CLUB - 2.5 MILES  
M40 JUNCTION 4 - 13 MILES    M4 JUNCTION 8/9 - 3 MILES

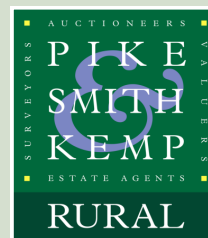
THE PROPERTY CONSISTS OF LEVEL PASTURELAND EXTENDING TO 27.64 ACRES (11.16 HECTARES).

PERMISSION HAS RECENTLY BEEN GRANTED FOR AN AGRICULTURAL MACHINERY AND HAY BARN EXTENDING TO 2841 SQ.FT. THIS CONSENT IS YET TO BE IMPLEMENTED.

THE LAND DOES BENEFIT FROM AN EXISTING SHELTER.

LOCATED BETWEEN PALEY STREET AND TOUCHEN-END IN EAST BERKSHIRE, WITHIN A VERY POPULAR AREA FOR POLO.

THE LAND HAS PREVIOUSLY BEEN USED FOR THE KEEPING OF HORSES.



Pike Smith & Kemp Rural

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# INTRODUCTION

Cops Manor Farm extends to 27.64 acres (11.16 hectares) of level pastureland with a double gated access off Paley Street (B3024), situated approximately half a mile to the south of Holyport in East Berkshire.

The land has previously and currently been used for the keeping of horses.

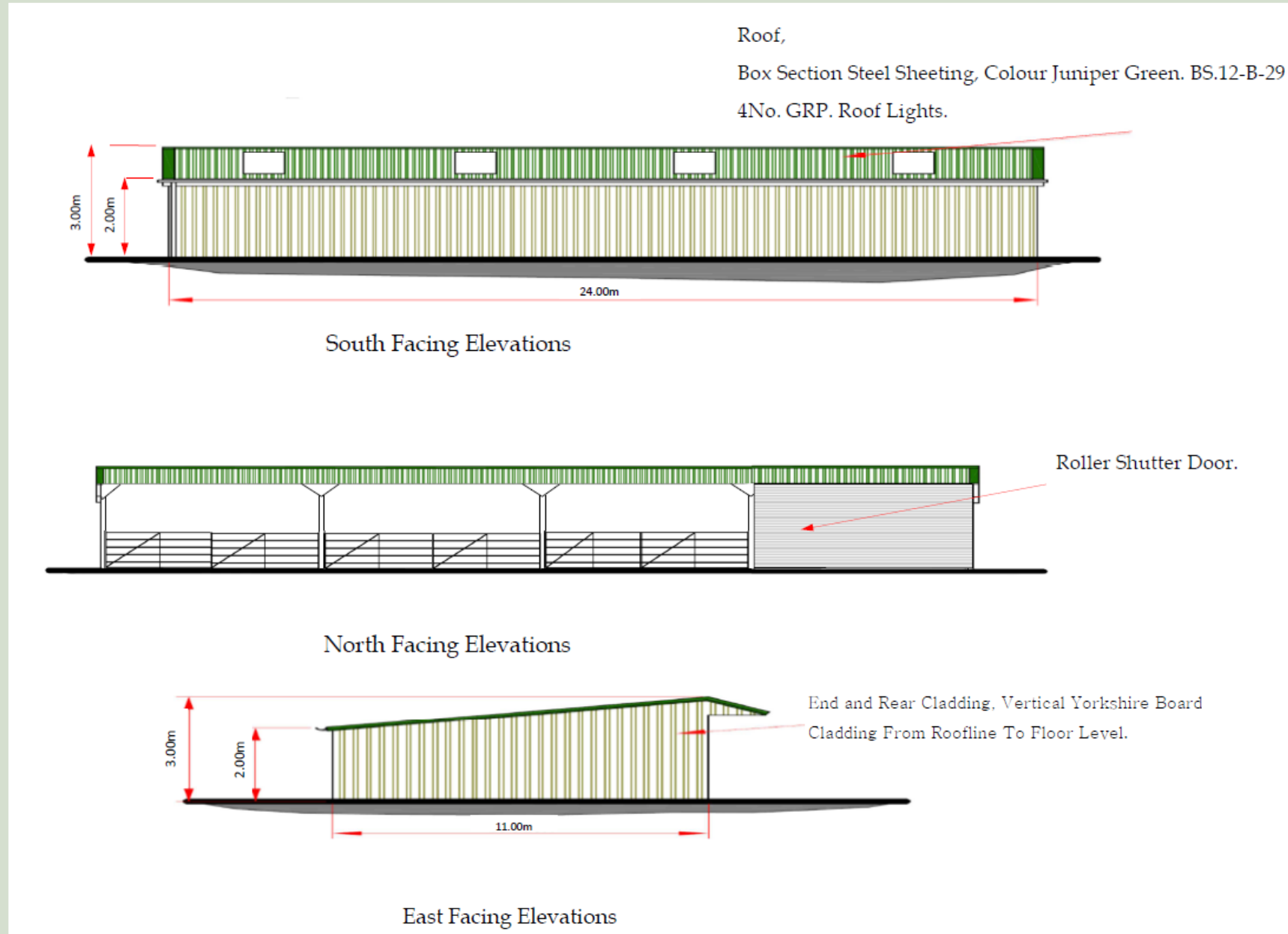
Planning Consent 18/01509/AGDET was granted on 21st June 2018 for an agricultural machinery and hay store extending to 2841 sq.ft. This consent is yet to be implemented.

The property benefits from a small field shelter in which has been used for sheltering horses.

The soils map of England and Wales designates the land being partly Wickham 4 series being Drift over Tertiary clay, which is described as fine loamy over clayey and fine silty over clayey soils associated with similar clayey soils, often with brown subsoils. It is also partly defined as the Hurst series being River Terrace Gravel which is described as coarse and fine loamy permeable soils mainly over gravel variably affected by ground water.



# ELEVATIONS RELATING TO PERMITTED AGRICULTURAL BARN













# LOCATION PLAN

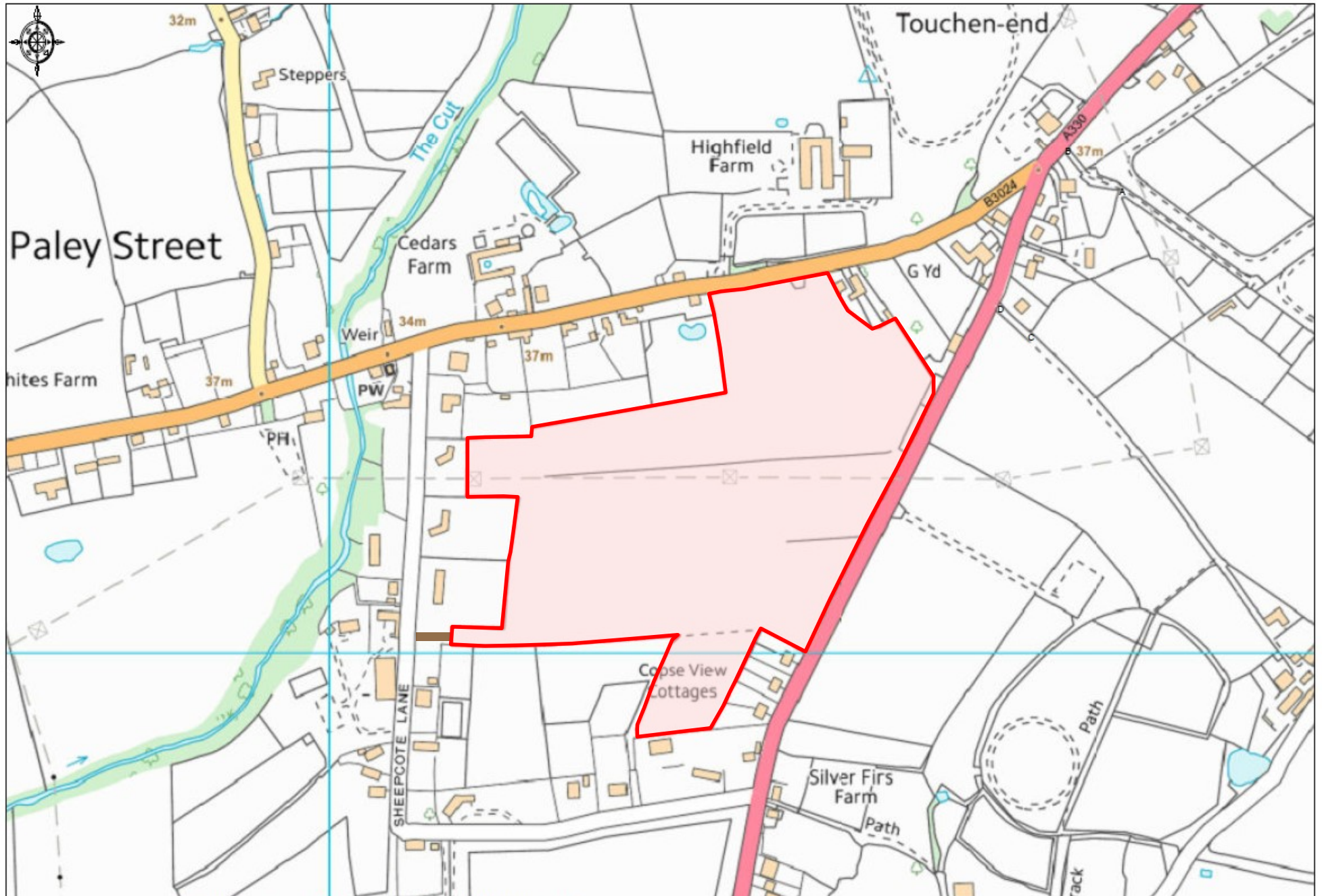
The property is located in Paley Street, Maidenhead, with gated access off B3024, just off the Ascot Road (A330). The property is approximately 3.9 miles south west of Maidenhead, 6 miles west of Windsor and 16.8 miles north east of Reading. The M4 is easily accessible by junction 8/9, which is just 3 miles away.

There is an abundance of recreational and leisure facilities within the easy reach of Cops Manor Farm including: polo at the Royal County of Berkshire Polo Club and Guards Polo Club. Golf at The Oxfordshire, Harleyford, Wentworth and Winter Hill golf clubs. Horse racing at Ascot, Windsor, Epsom and Newbury. Shooting at E.J.Churchill Shooting Ground.





# SALE PLAN







# GENERAL REMARKS AND STIPULATIONS

## ACCESS

The property has a double gated access from Paley Street (B3024).

There is an historic right of way to the land via Sheepcote Lane, as shown on the attached plan shaded brown.

## SERVICES

The land benefits from mains water.

We understand that that there is electricity in the vicinity.

## PLANNING AND DEVELOPMENT

The property is located in the administration area of The Royal Borough of Windsor and Maidenhead.

The land is designated as Green Belt and is not located within a flood zone.

## METHOD OF SALE

The property is being offered for sale as a whole. Offers will be considered as a whole or in parts.

## TENURE

The property is offered for sale Freehold with vacant possession upon completion.

## PLANS, AREAS AND SCHEDULES

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

## BOUNDARIES

The vendors and the vendor's agent will do their best to specify the ownership of the boundary hedges, 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.

## WAYLEAVES, EASEMENTS, COVENANTS 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 whether or not disclosed. 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. The land is occupied by two electricity pylon lines oversale the property.

## OVERAGE

The land will be sold subject to an overage provision for any development other than agriculture, horticulture, forestry or equestrian development.

## VALUE ADDED TAX

All guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or a part of it or any right attached to it becomes chargeable for the purposes of VAT such tax will be payable by the purchaser.

## SPORTING RIGHTS & MINERAL AND TIMBER RIGHTS

These are included insofar as they are owned.

## LOCAL AUTHORITY

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

Telephone: 01628 683800

## VIEWINGS

By prior appointment with Pike Smith & Kemp Rural

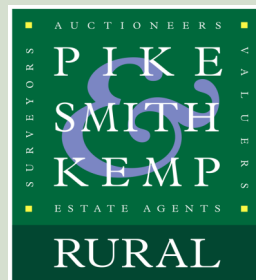
## CONTACT

Tom McArdle or John Hunt on 01628 777 666 for further details









#### **IMPORTANT NOTICE**

Pike Smith & Kemp Rural give notice that:

1: They are not authorised 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.; and

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.