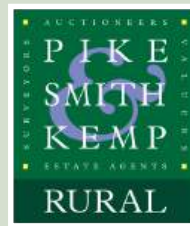


**WESTLEY MILL STABLES**  
**WESTLEY MILL LANE**  
**BETWEEN MAIDENHEAD AND BINFIELD**  
**BERKSHIRE**  
**RG42 5QT**



# WESTLEY MILL STABLES

WESTLEY MILL LANE, BERKSHIRE, RG42 5QT

COMPACT EQUESTRIAN FACILITY LOCATED IN A TRANQUIL RURAL AREA WITH EASY ACCESS TO NEARBY MAIDENHEAD, BRACKNELL AND WINDSOR ALONG WITH  
NEARBY ACCESS ONTO BINFIELD BRIDLEWAY CIRCUIT AND NEARBY WINDSOR GREAT PARK

WARFIELD - 1.9 MILES    BINFIELD- 2.2 MILES    BRACKNELL - 3.3 MILES    MAIDENHEAD - 4.5 MILES    WINDSOR - 6.2 MILES    CENTRAL LONDON - 26 MILES  
ROYAL BERKSHIRE POLO CLUB - 3.75 MILES    ASCOT RACE COURSE - 4.9 MILES    GUARDS POLO CLUB - 7.6 MILES  
M4 JUNCTION 8/9 - 3.2 MILES    M3 JUNCTION 3 - 8.1 MILES    HEATHROW AIRPORT - 13 MILES

## Main Yard

L-Shaped stable building accommodation 4 looseboxes, secure tack and feed store with concrete yard within timber post and rail fencing

## Rear Yard

Straight stable buildings accommodation 3 looseboxes, machinery store, feed stores and manure clamp with concrete yard

## Side Yard

3 bay field shelters with feed and tack stores

44.95m x 26.75m (1202 sq.m.) sand and fibre all weather manege (less than 10 years old)

Horsewalker

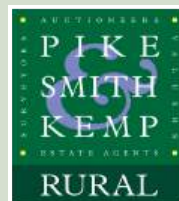
Further stores

Parking for cars, horseboxes/trailers

5.18 acres of fenced and watered paddocks

IN ALL 6.029 ACRES

Guide Price - £399,950



Pike Smith & Kemp Rural

Tel: 01628 777666

Email: [tom@pskrural.co.uk](mailto:tom@pskrural.co.uk)

























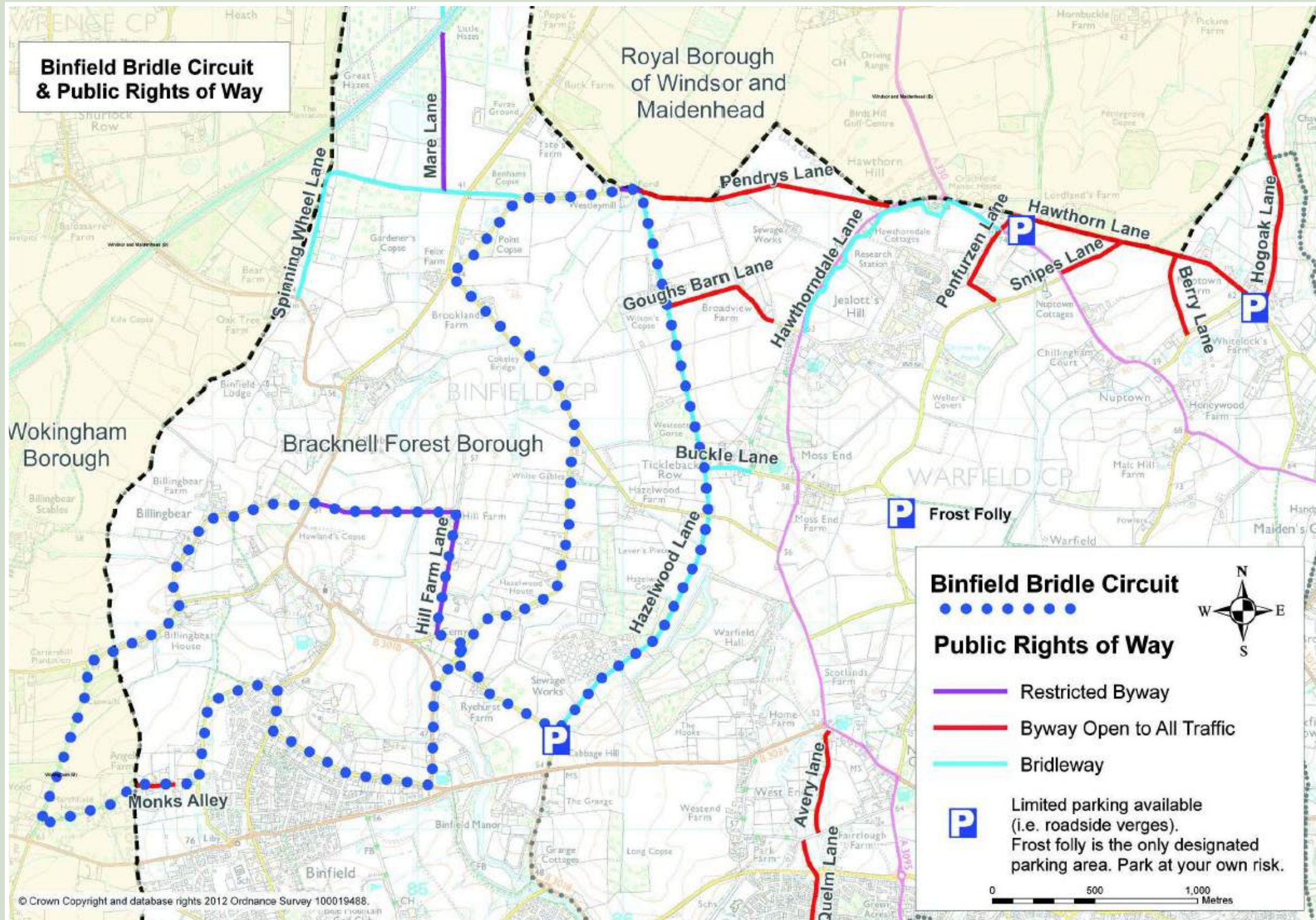






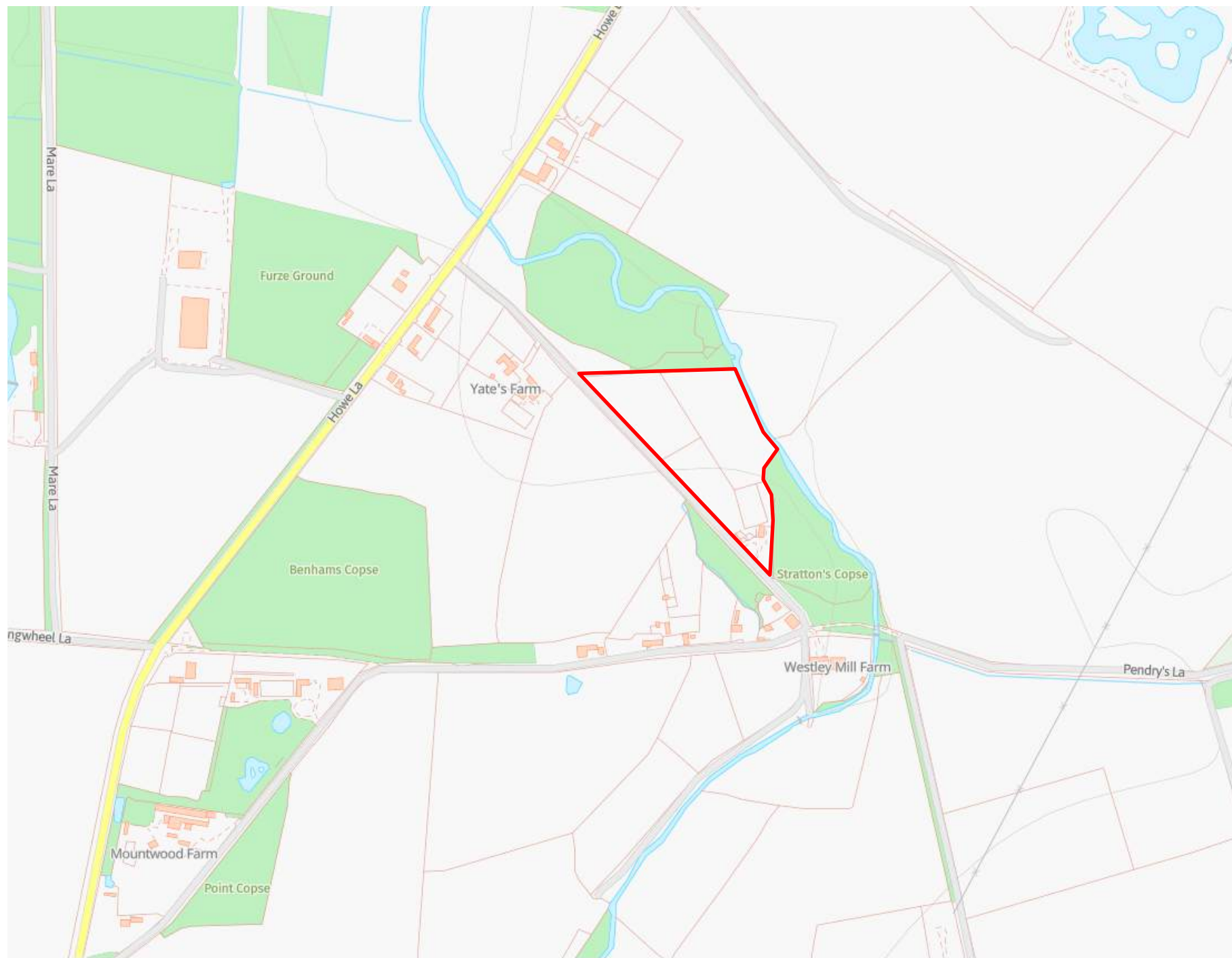


# Binfield Bridle Circuit & Public Rights of Way





# SITE PLAN





# LOCATION





# GENERAL REMARKS AND STIPULATIONS

## ACCESS

The property benefits from a double gated entrance directly off the adopted highway of Westley Mill Lane. An hardcore track leads to the buildings and provides parking for several cars as well as space for horsebox/trailer parking.

## SERVICES

The land benefits from mains water and mains electricity.

## 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 Flood Zone 3.

## METHOD OF SALE

The property is being offered for sale as a whole.

## TENURE

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

Additional fenced paddock and extending to approximately 8 acres, currently leased by the vendor, may be available to lease subject to negotiation with the Landlord.

## 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.

## SPORTING RIGHTS & MINERAL AND TIMBER RIGHTS

These are included insofar as they are owned.

## 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.

## 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.

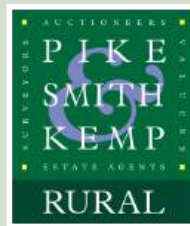
## VIEWINGS

Strictly by prior appointment with Pike Smith & Kemp Rural

## CONTACT

Pike Smith & Kemp Rural - Tom McArdle on 01628 777 666





#### **IMPORTANT NOTICE**

Pike Smith & Kemp Rural give notice that:

1: We 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 our client or otherwise. We 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.