



Tel: 01628 777666

FOR SALE

**2.038 ACRES OF PASTURELAND
COOKHAM DEAN, BERKSHIRE**



GUIDE PRICE: £165,000



The Old Dairy, Hyde Farm, Marlow Road, Maidenhead, Berkshire, SL6 6PQ
www.pskrural.co.uk



Note: These sales particulars are produced in good faith, having been prepared only as a general guide. PSK give notice that they do not constitute any part of a contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings if any.

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Introduction

A fenced block of gently sloping permanent pasture extending to 2.038 acres with views towards Windsor and Cliveden, ideally suited for the grazing of horses. The property benefits from consent for a stable building comprising two looseboxes, a feed store and a tack room and a new and improved access (20/00578/OUT).

Location

The property is located south of Hills Lane between the villages of Cookham Dean and Cookham approximately 5 miles north of Maidenhead.

Both the M4 (Junction 8/9) and M40 (Junction 4) are easily accessible via the nearby A404 dual carriageway situated 4 miles to the west providing good access into central London via car.

The Land

The property comprises an attractive block of pastureland with beautiful far reaching views over the Thames Valley that is ideally suited for the grazing of horses.

The land comprises of soils classified as Frilsham which is described as well drained mainly fine loamy soils over chalk, some calcareous. Shallow calcareous fine loamy and fine silty soils in places.

Bridleways & Hacking

The property provides good access to bridleways and hacking routes via Church Road and is located 1 mile to the east of Quarry Wood which provides further access to bridleways and hacking routes. Quarry Wood affords access to Pinkneys Green and Maidenhead Thicket offering excellent riding out.

Access

The property has a vehicular access off Hills Lane via a five-bar gate on the north-western boundary. The property also benefits from consent for a new and improved vehicular access off Hills Lane.

Services

There are currently no services available on the land.

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 the Environment Agency Flood Map designates the land as falling within Flood Zone 1 (low probability).

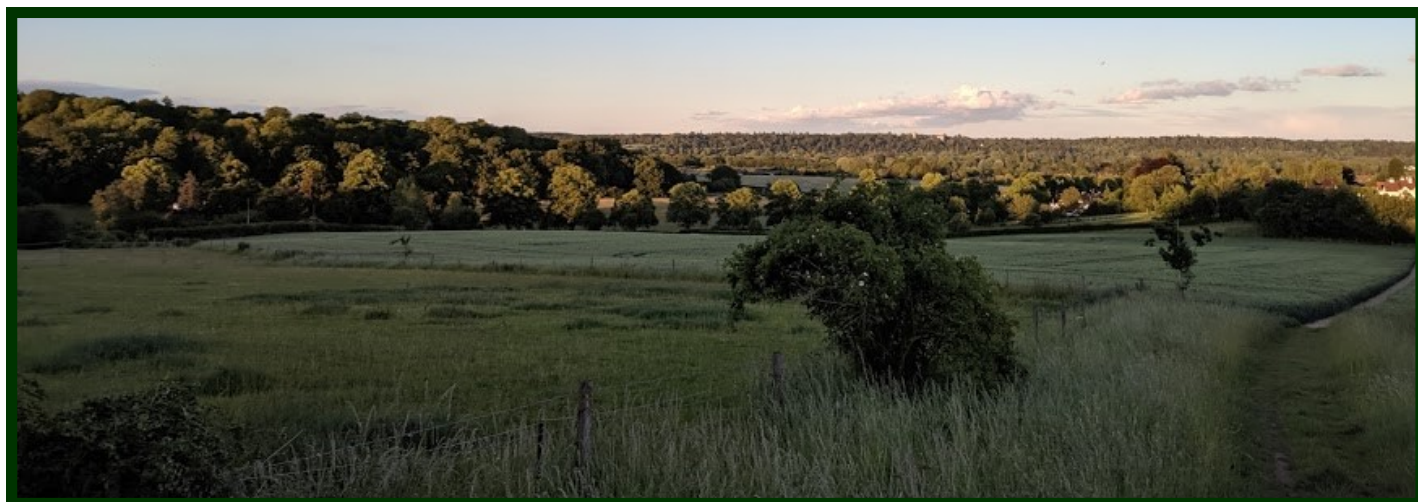
The property benefits from consent for a stable building comprising two looseboxes, a feed store and a tack room.

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.



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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.

There are no public rights of way across the land. A footpath runs outside the land adjacent to the southern and western boundaries.

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

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

Viewings

By prior appointment with Pike Smith & Kemp Rural

Contact

Jack Clegg on 01628 777666 for further details



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