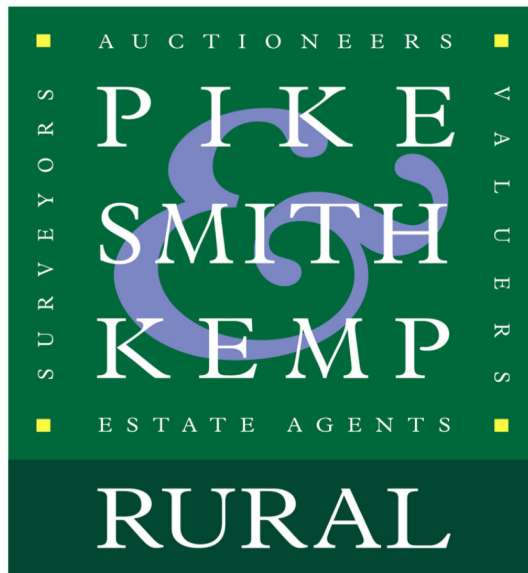


RURAL DEPARTMENT  
The Old Dairy, Hyde Farm  
Marlow Road  
Pinkneys Green  
Berks  
Tel: 01628 777666  
rural@pikesmithkemp.co.uk



MAIDENHEAD  
22 Queen Street, Berks SL6 1HZ  
Tel: 01628 621177  
maidenhead@pikesmithkemp.co.uk

COOKHAM  
Thistle Cottage, Berks, SL6 9EH  
Tel: 01628 532010  
cookham@pikesmithkemp.co.uk

MARLOW-ON-THAMES  
65 High Street, Bucks, SL7 1BA  
Tel: 01628 477555  
marlow@pikesmithkemp.co.uk

# FOR SALE

24.423 ACRES OF ARABLE LAND

TWYFORD ROAD, WALTHAM ST. LAWRENCE, RG10 0HE



GUIDE PRICE: £475,000



[WWW.PSKRURAL.CO.UK](http://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.*

# 24.423 ACRES OF ARABLE LAND

## TWYFORD ROAD, WALTHAM ST. LAWRENCE, RG10 0HE

### Introduction

A level arable field extending to 24.423 acres with double gated access off Mire Lane, off the Twyford Road.

Situated approximately half a mile to the south west of Waltham St Lawrence in East Berkshire.

The land has historically been used for arable crop and has currently been left fallow.

The property benefits from planning permission for an agricultural barn.

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.

### Location

The property is located in Waltham St Lawrence, Reading, with access off B3024 (Twyford Road).

The property is approximately 7.3 miles south west of Maidenhead, 9.7 miles west of Windsor and 8.4 miles north east of Reading.

The M4 is easily accessible by junction 9A, which is just 4.5 miles away.

### Access

The property has a gated access via Mire Lane, off the Twyford Road.

### Services

We believe the land benefits from mains water.

### 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.

The E.A Flood map designates the land as 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.

### 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.

### 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

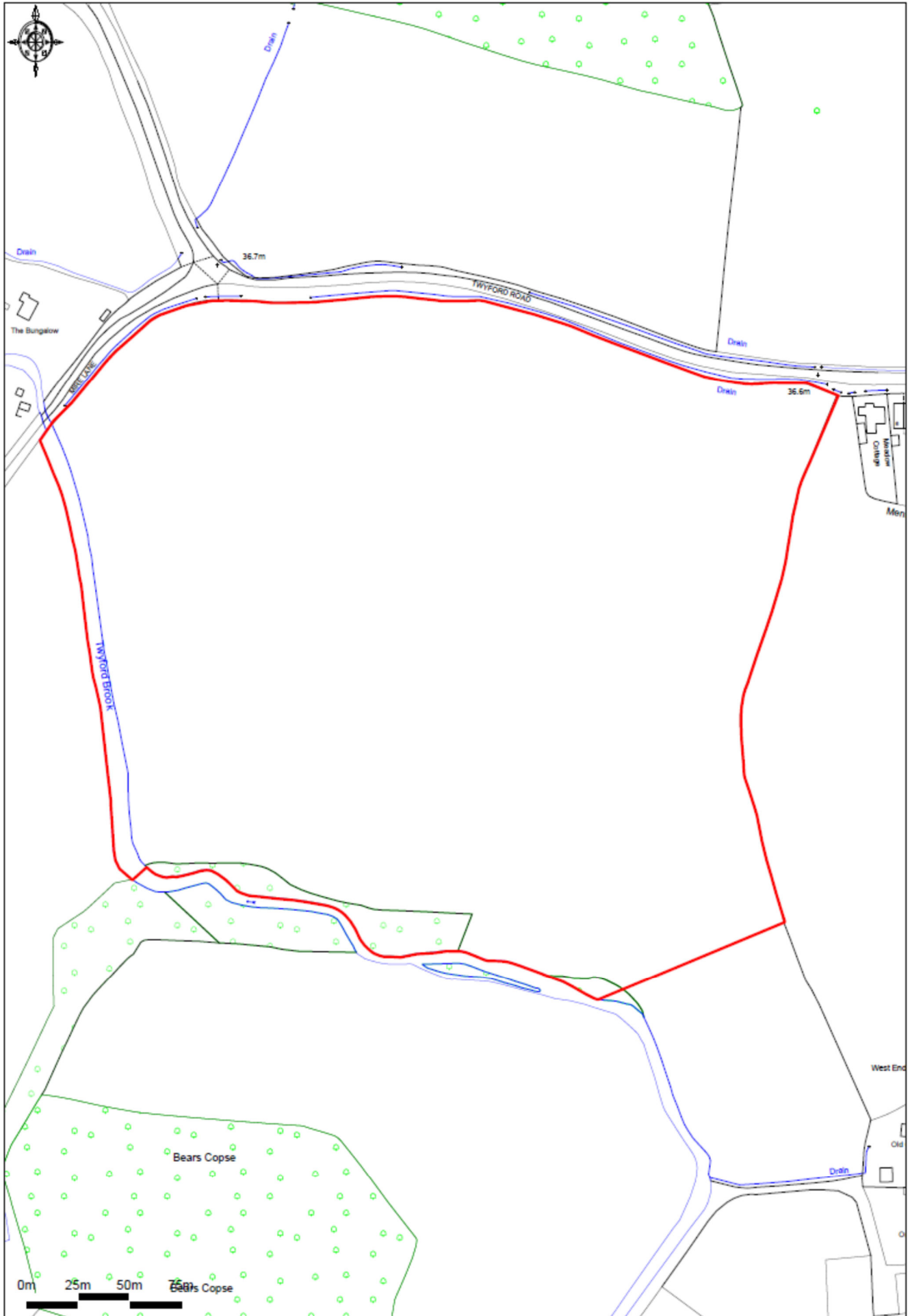
### Viewings

By prior appointment with Pike Smith & Kemp Rural

### Contact

Tom McArdle or Emma Thomas on 01628 777 666 for further details

# 24.423 ACRES OF ARABLE LAND TWYFORD ROAD, WALTHAM ST. LAWRENCE, RG10 0HE



24.423 ACRES OF ARABLE LAND  
TWYFORD ROAD, WALTHAM ST. LAWRENCE, RG10 0HE

SL6 6PQ



Miss Georgina Simonds  
Pike, Smith And Kemp Rural  
The Old Dairy  
Hyde Farm  
Marlow Road  
Maidenhead  
Berkshire

Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (General Permitted Development) (England) Order 2015

Notice of Decision

Appn. Date: 26th January 2018 Appn. No.: 18/00239  
Type: Agricultural Determination  
Proposal: Notification to determine whether prior approval is required for an agricultural building.  
Location: Land At The Junction of Mire Lane And Twyford Road Waltham St Lawrence Reading  
Parish/Ward: Waltham St Lawrence Parish/Hurley And Walthams Ward

I write to advise you that the Borough Council has determined that the details of the siting and design are acceptable and approval is granted.

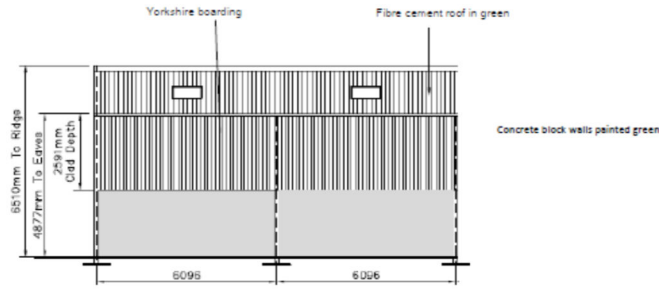
Signed Dated: 21st February 2018

*Jenifer Jackson*

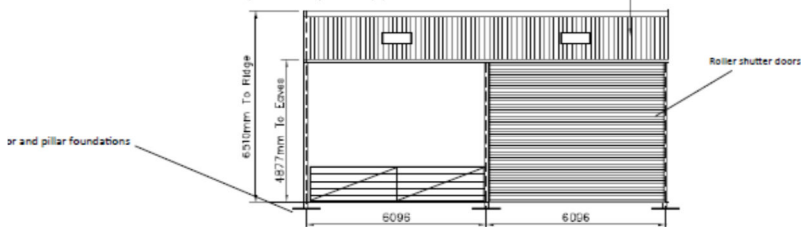
Jenifer Jackson  
Head of Planning

# 24.423 ACRES OF ARABLE LAND TWYFORD ROAD, WALTHAM ST. LAWRENCE, RG10 0HE

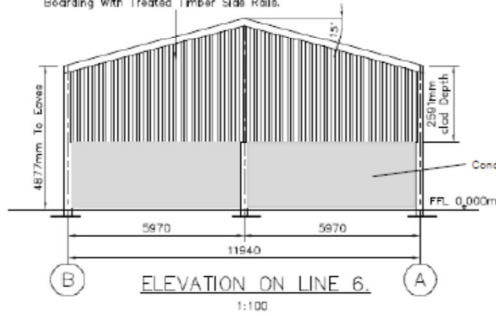
## APPROVED PLANS



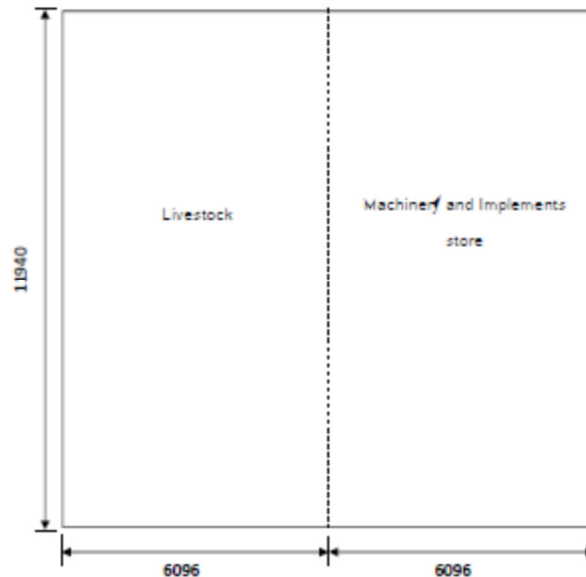
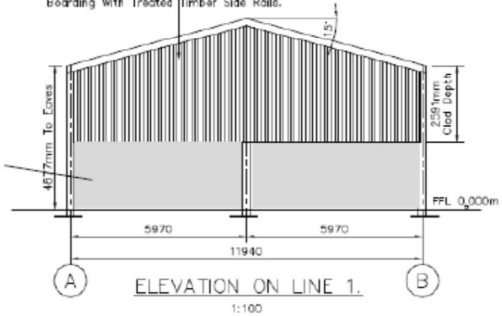
Fibre cement roof in green with either vented, alternate vented or closed ridges with 10 No. 29260.8, 8oz SAB class 3 rooflights. All rainwater goods, i.e. Green PVC gutters and PVC down-



Cable Cladding Down 255mm Below Eaves Level In Treated Timber Yorkshire Boarding With Treated Timber Side Rails.

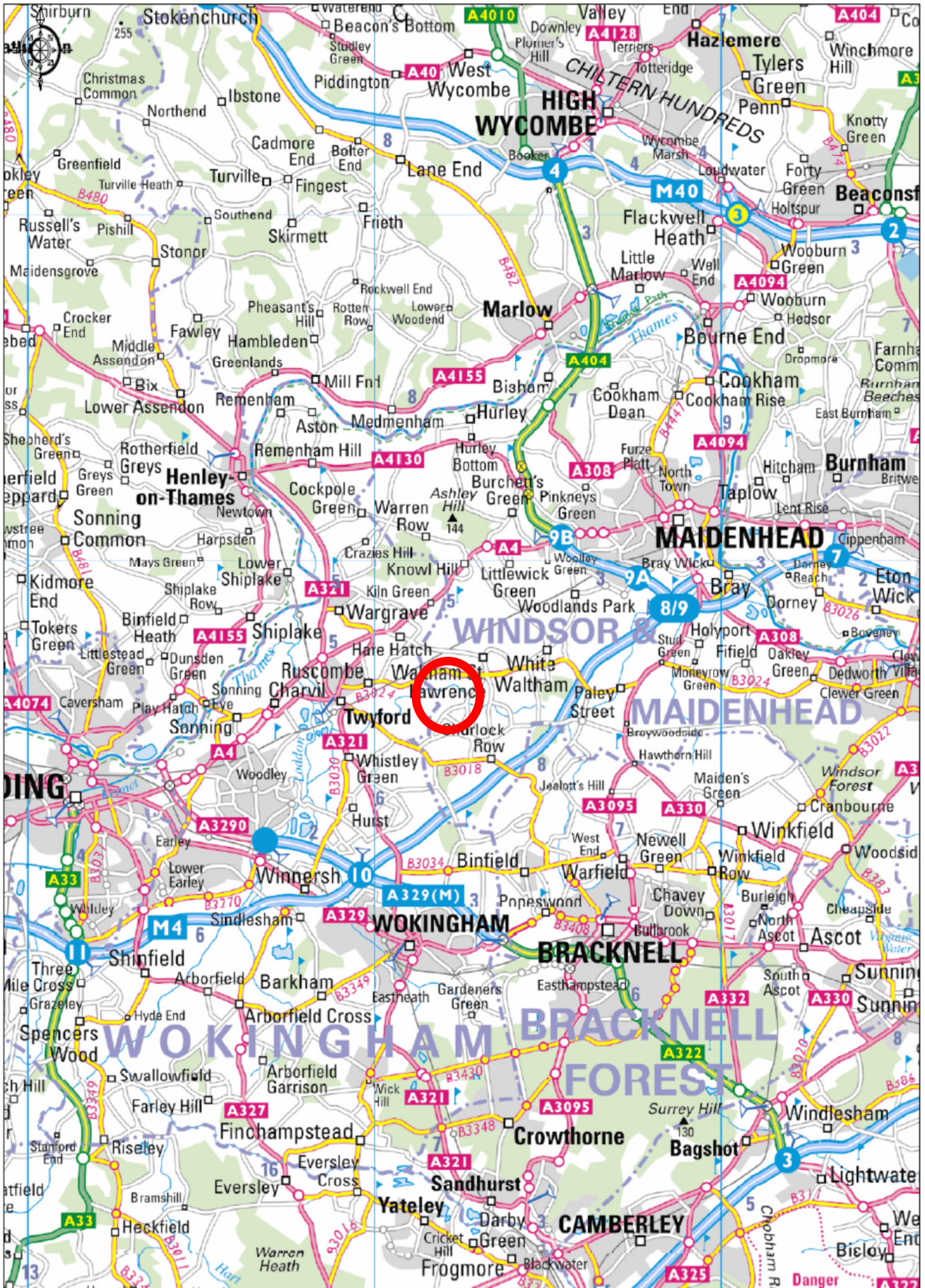


Cable Cladding Down 255mm Below Eaves Level In Treated Timber Yorkshire Boarding With Treated Timber Side Rails.





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