

**PASTURELAND EXTENDING TO 29.87 ACRES
WITH CONSENT FOR A LARGE BARN
WITH EQUIPMENT STORE AND HARDSTANDING**

IDEALLY SUITED FOR EQUESTRIAN AND POLO, STPP

MALT HILL, WARFIELD, BERKSHIRE



PASTURELAND EXTENDING TO 29.87ACRES MALT HILL, WARFIELD, BRACKNELL, RG42 6JQ

BRACKNELL - 3.4 MILES

MAIDENHEAD - 6.6 MILES

WINDSOR - 7 MILES

HIGH WYCOMBE - 9.2 MILES

HEATHROW - 12 MILES

CENTRAL LONDON - 33.6 MILES

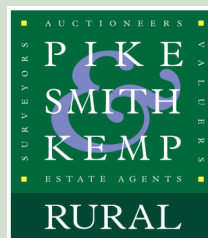
M4 JUNCTION 8/9 - 5.2 MILES

LEVEL PASTURELAND EXTENDING TO 29.87 (12.091 HECTARES) WITH PLANNING CONSENT FOR THE ERECTION OF A LARGE STEEL PORTAL FRAME BARN FOR THE STORAGE OF HAY WITH AN EQUIPMENT STORE AND ASSOCIATED HARDSTANDING. AS PERMITTED UNDER APPLICATION REFERENCE: 16/00468/PAD, INCLUDING 740 METERS OF THE WATERCOURSE KNOWN AS 'THE CUT'.

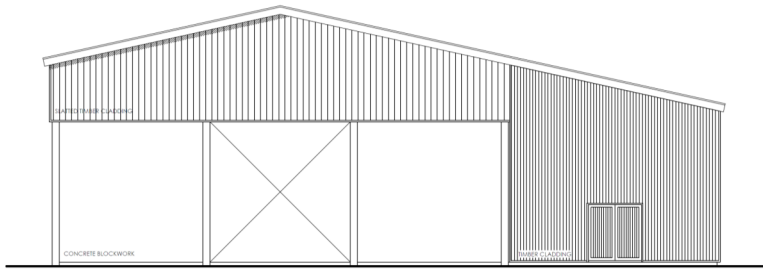
THE LAND HAS HISTORICALLY BEEN USED FOR THE GRAZING OF HORSES AND AGRICULTURAL LIVESTOCK.

THERE IS GOOD POTENTIAL TO FURTHER THE EQUESTRIAN USE OF THE PROPERTY, ESPECIALLY FOR POLO DUE TO THE LAND BEING ABLE TO ACCOMMODATE A FULL SIZE POLO PITCH, ALLOWED UNDER PERMITTED DEVELOPMENT, WITH LAND TO SPARE FOR GRAZING HORSES AND LIVESTOCK.

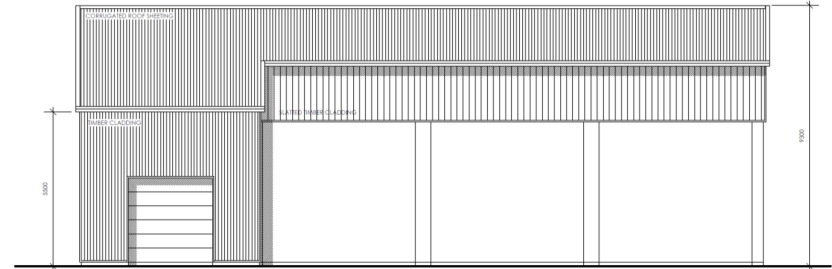
IDEALLY SUITED FOR DESIGNATION AS SUITABLE ALTERNATIVE NATURAL GREEN SPACE (SANG), SUBJECT TO GAINING THE NECESSARY CONSENTS.



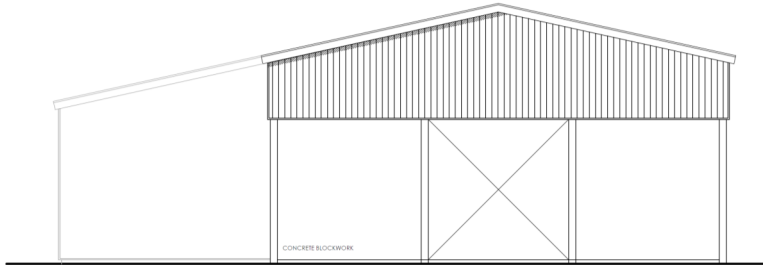
PERMITTED PLANS



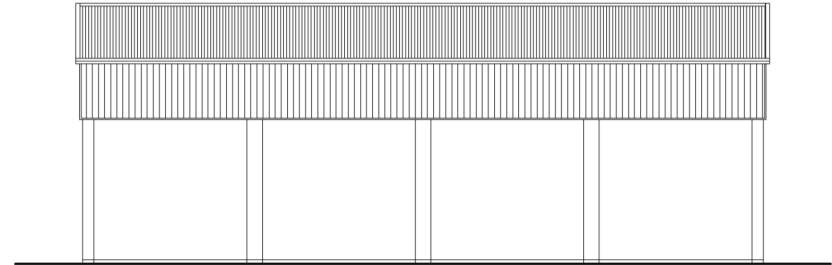
FRONT ELEVATION 1:100 @ A1



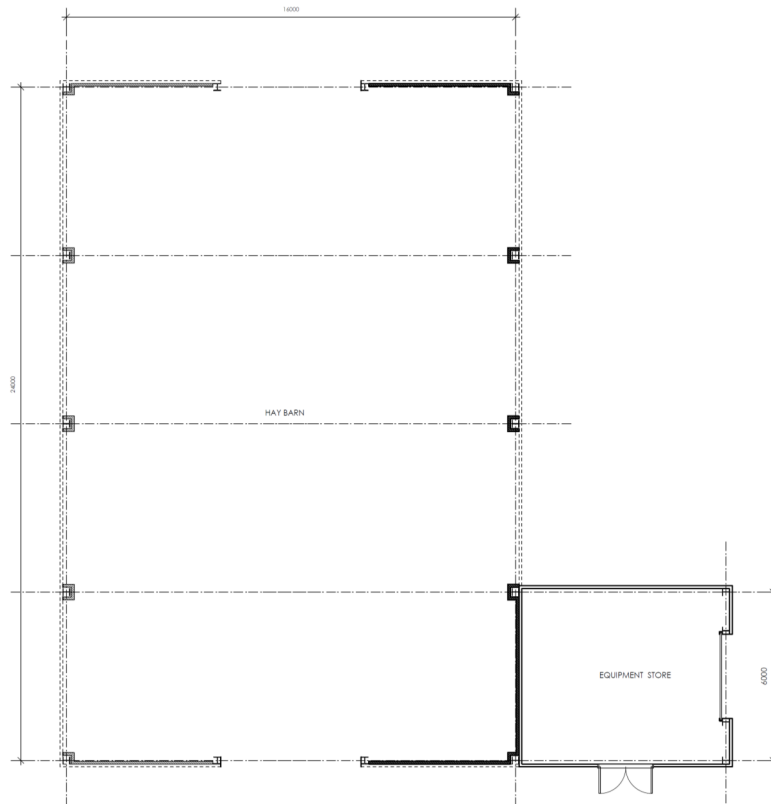
SIDE ELEVATION 1:100 @ A1



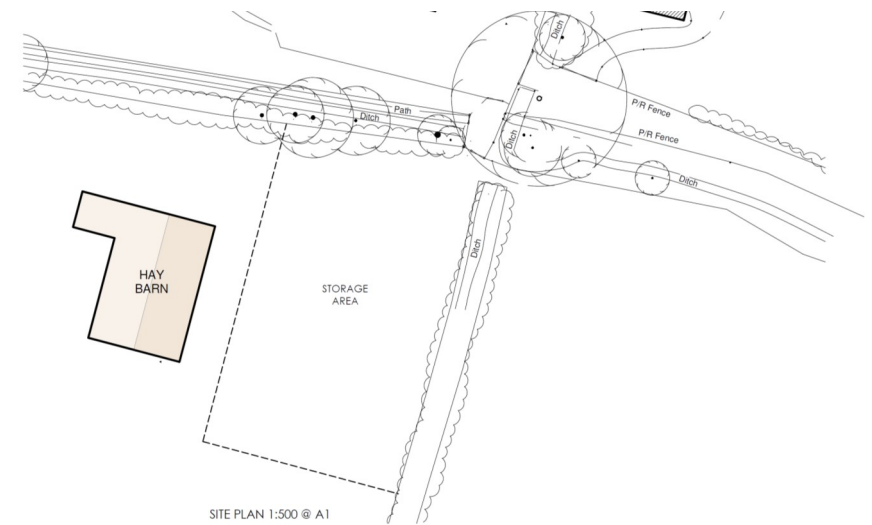
REAR ELEVATION 1:100 @ A1



SIDE ELEVATION 1:100 @ A1



GROUND FLOOR LAYOUT PLAN 1:100 @ A1
450m²



SITE PLAN 1:500 @ A1

NOT TO SCALE



GENERAL REMARKS & STIPULATIONS

SERVICES

THE PROPERTY BENEFITS FROM MAINS WATER AND MAINS ELECTRICITY.

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.

SOILS

THE SOILS MAP OF ENGLAND AND WALES DESIGNATES THE LAND BEING 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.

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

SPORTING, MINERAL AND TIMBER RIGHTS

THESE ARE INCLUDED INSOFAR AS THEY ARE OWNED.

LOCAL AUTHORITY

BRACKNELL FOREST COUNCIL, TIME SQUARE,
MARKET STREET, BRACKNELL RG12 1JD

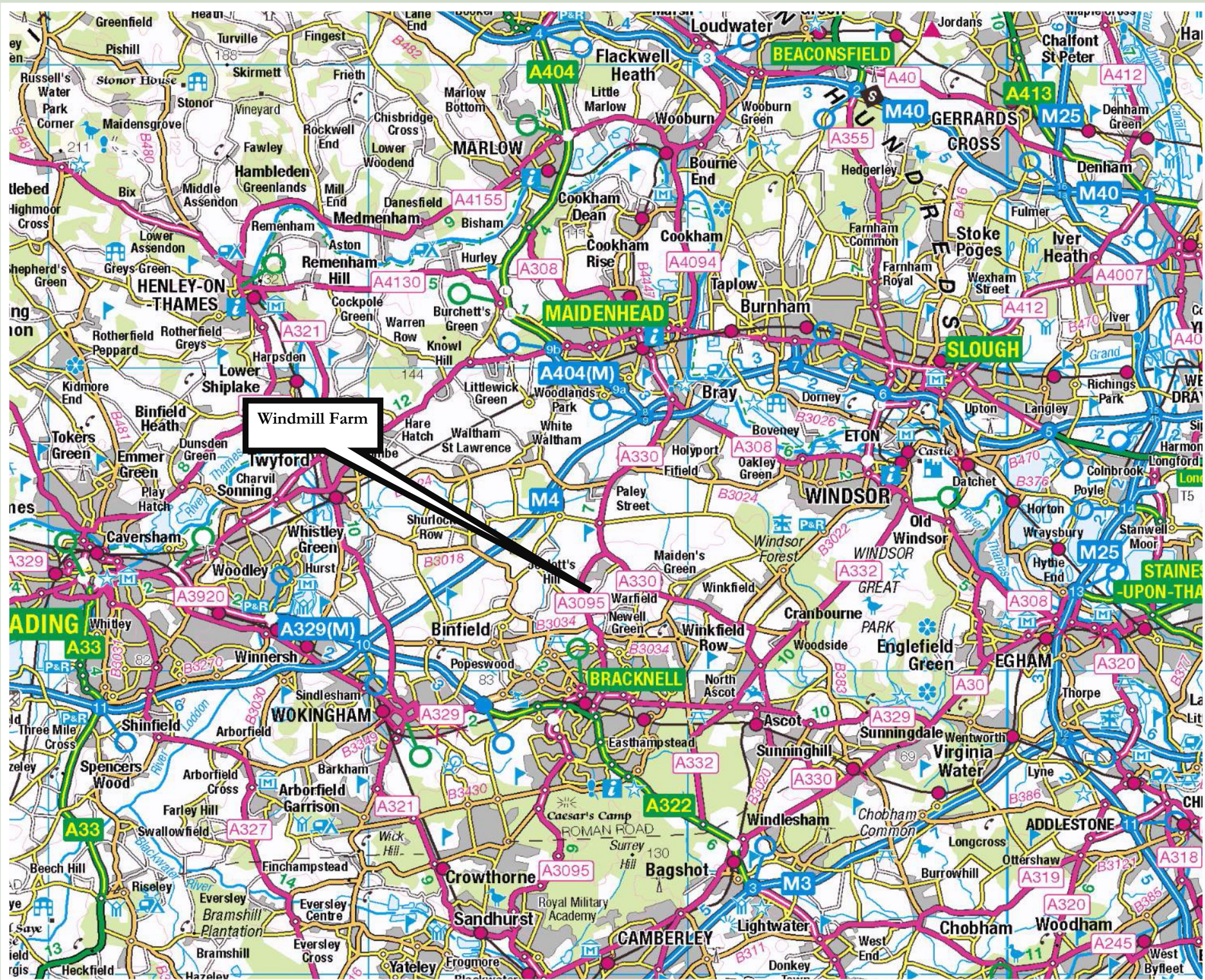
VIEWINGS

BY PRIOR APPOINTMENT WITH PIKE SMITH & KEMP RURAL

CONTACT

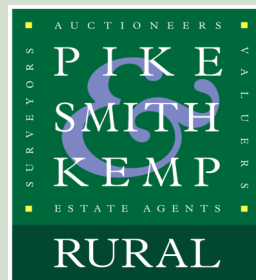
TOM MCARDLE OR EMMA THOMAS
ON 01628 777 666 FOR FURTHER DETAILS

LOCATION PLAN









IMPORTANT NOTICE

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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.