

MERRYHILL

SPINNING WHEEL LANE, BINFIELD, BRACKNELL, RG42 5QH





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HOUSE, COMMERCIAL BUILDING AND YARD ALONG WITH EQUESTRIAN ESTABLISHMENT SET IN 6.25 ACRES

BRACKNELL - 4.2 MILES

MAIDENHEAD - 7.5 MILES

READING - 10.6 MILES

WINDSOR - 12.1 MILES

CENTRAL LONDON - 35 MILES

M4 JUNCTION 8/9 - 5.5 MILES

M25 JUNCTION 15 - 17 MILES

TWO BEDROOM SINGLE STOREY HOUSE EXTENDING TO 719 SQ.FT WITH GARDEN AND STUDIO

8 STABLES, HAY, FEED, MACHINERY STORES AND TACK ROOM 17,108 SQ.FT OF YARD AREA WITH THE POTENTIAL TO REPLACE WITH A PURPOSE-BUILT EQUESTRIAN BUILDING

3.57 ACRES OF LEVEL PASTURELAND DIVIDED INTO PADDOCKS

COMMERCIAL WORKSHOP BUILDING EXTENDING TO 1838 SQ.FT WITH 12,555 SQ.FT YARD

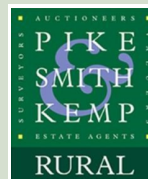
THE PROPERTY BENEFITS FROM A PRIVATE ACCESS OFF SPINNING WHEEL LANE AND A RIGHT OF WAY OFF TWYFORD ROAD

GUIDE PRICE £1.895 MILLION AS A WHOLE

OR AVAILABLE AS TWO LOTS

HOUSE WITH STABLES AND PADDOCKS - £995,000

COMMERCIAL BUILDING AND YARD - £900,000



Pike Smith and Kemp Rural

Tel: 01628 77766

pskrural.co.uk

THE HOUSE

A detached single storey two bedroom house extending to 719 sq.ft, built in 2020, which offers a comfortable, light living space.

The property benefits from an open plan kitchen/living space, a double bedroom with walk-in wardrobe, a single bedroom, one bathroom, utility room and French doors that lead from the living space to the rear garden, in addition to a separate studio extending to 312 sq.ft.

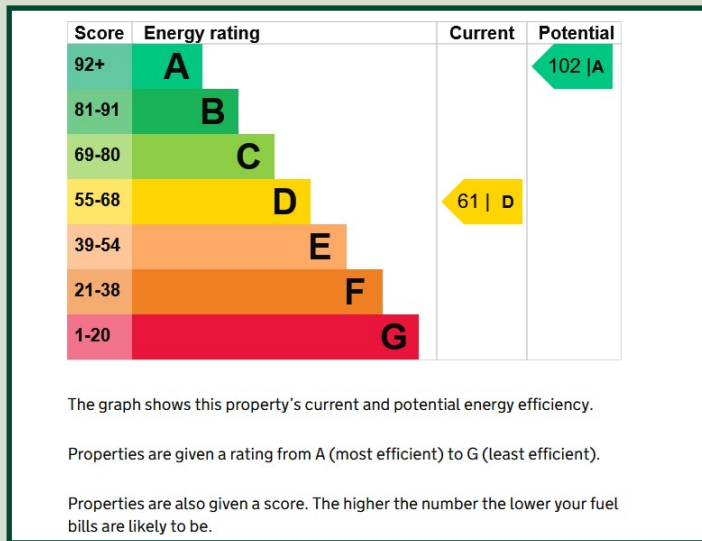
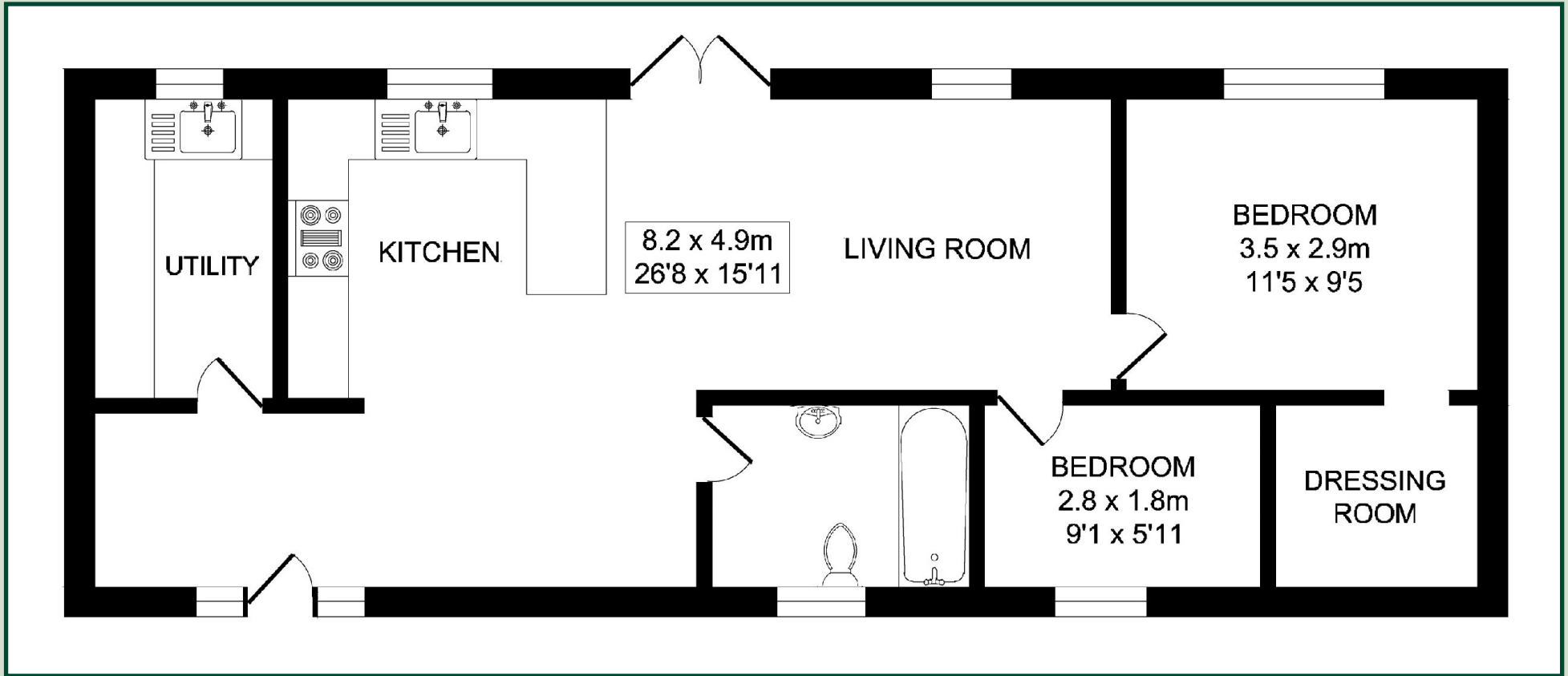
The property can be approached from the private driveway off Spinning Wheel Lane or from the right of way off Twyford Road.







HOUSE FLOOR PLAN



COMMERCIAL WORKSHOP & YARD

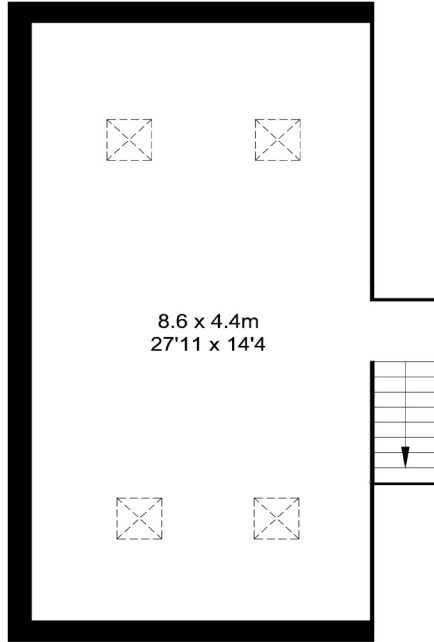
The commercial workshop extends to 1838 sq.ft and includes a mezzanine. The building is used as a workshop for the maintenance and repair of greenkeeping, horticultural and landscape/garden maintenance machinery and includes ancillary external parking and equipment storage

The commercial yard area extends to approximately 12,555 sq.ft and can be accessed via the right of way off Twyford Road or via the private driveway past the dwelling house, off Spinning Wheel Lane.

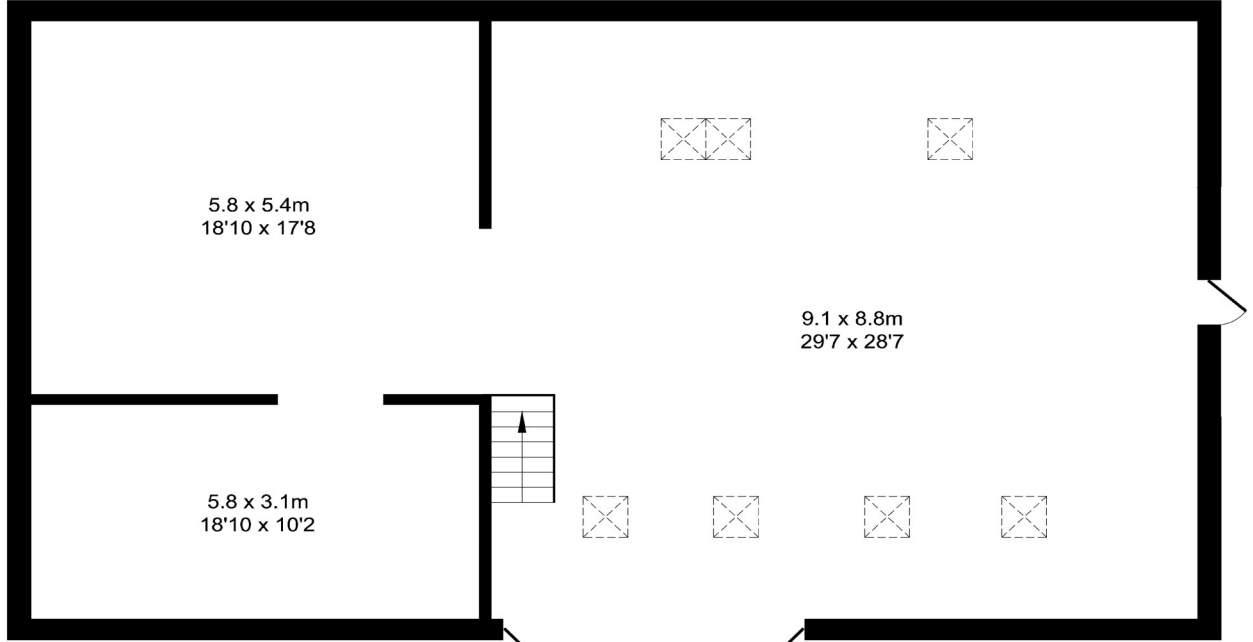


COMMERCIAL WORKSHOP FLOOR PLAN

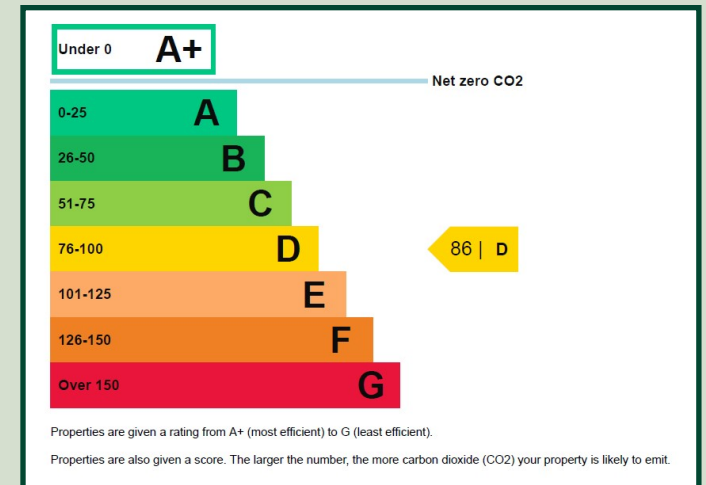
MEZZANINE FIRST FLOOR



WORKSHOP GROUND FLOOR



All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale.



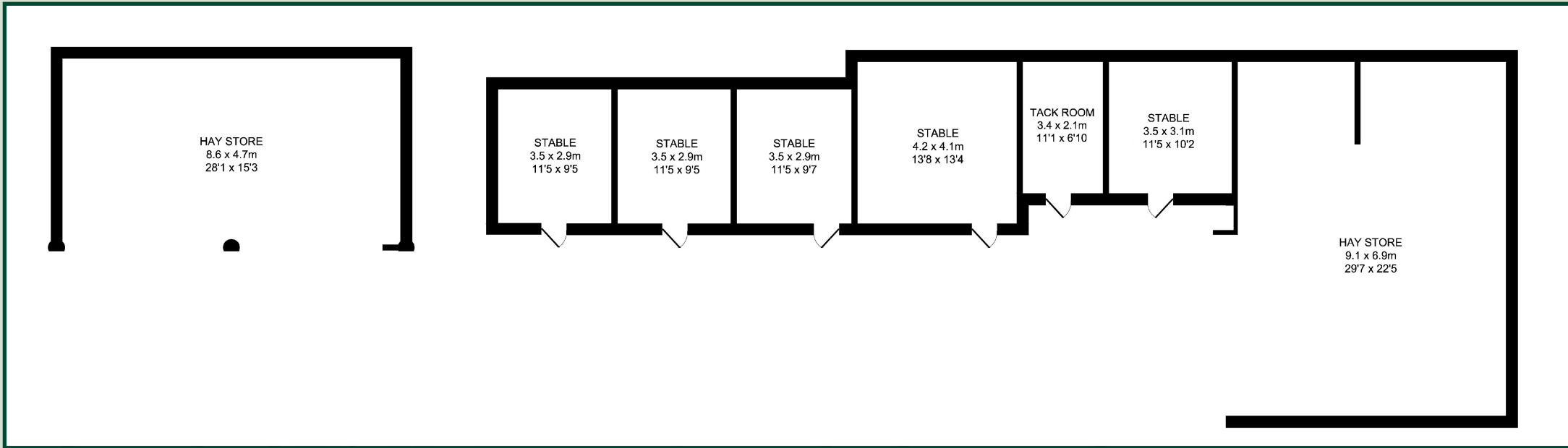
LAND AND EQUESTRIAN BUILDINGS

The property comprises a level block of pastureland extending to 3.57 acres, divided into paddocks by way of timber post and rail fencing. There are 8 stables, which vary in size, some of which have corrals, a feed store, hay store and machinery store, along with a horse walker set in within the yard area.

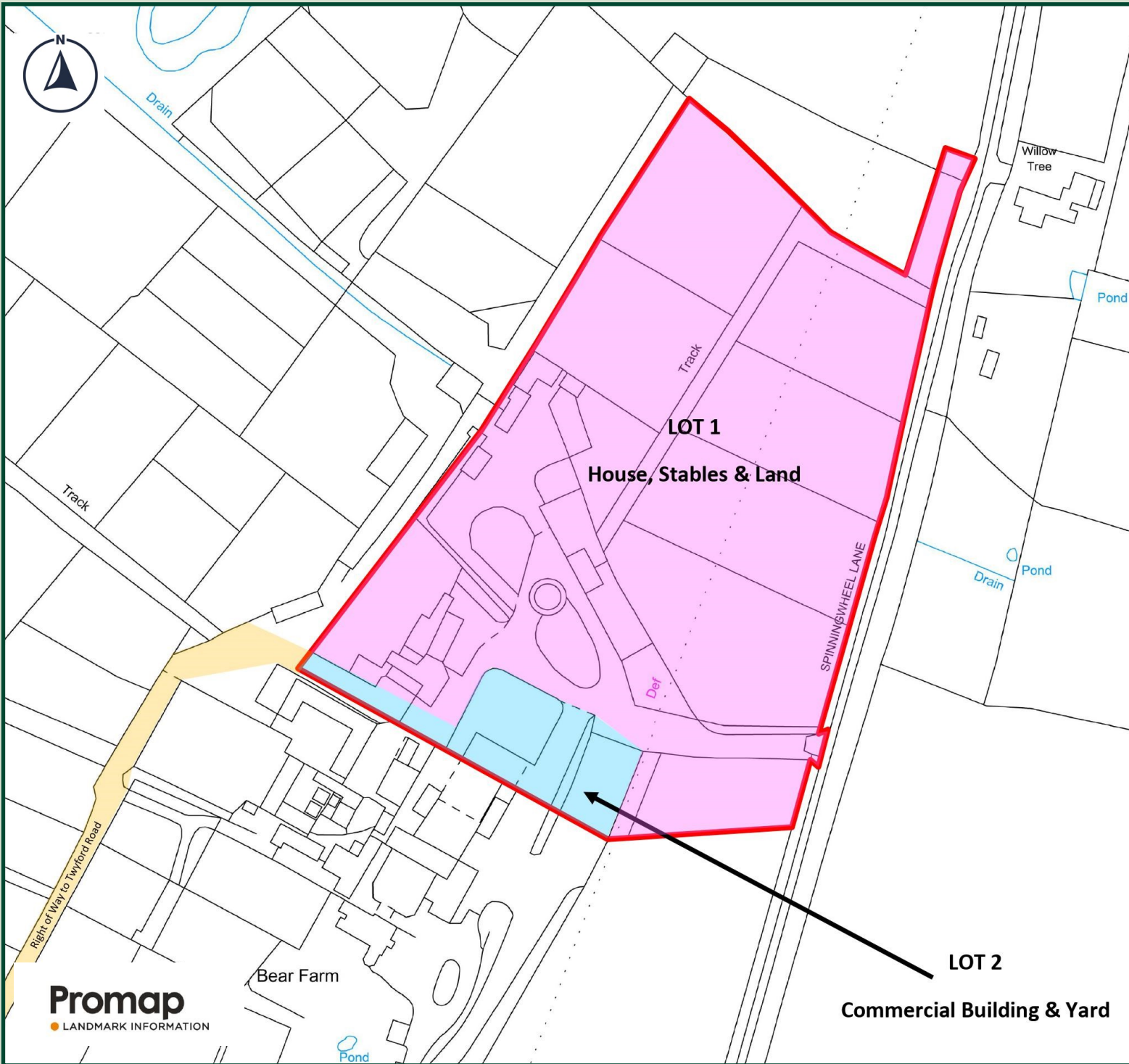
There is the potential for the redevelopment of the yard to replace the existing equestrian buildings with a purpose-built equestrian building, subject to planning permission. The land comprises of soils classified as Hurst which is described as coarse and fine loamy permeable soils mainly over gravel. There are a number of bridleways and restricted byways in the area, including along Spinning Wheel Lane, offering adequate hacking routes.



EQUESTRIAN YARD FLOOR PLANS



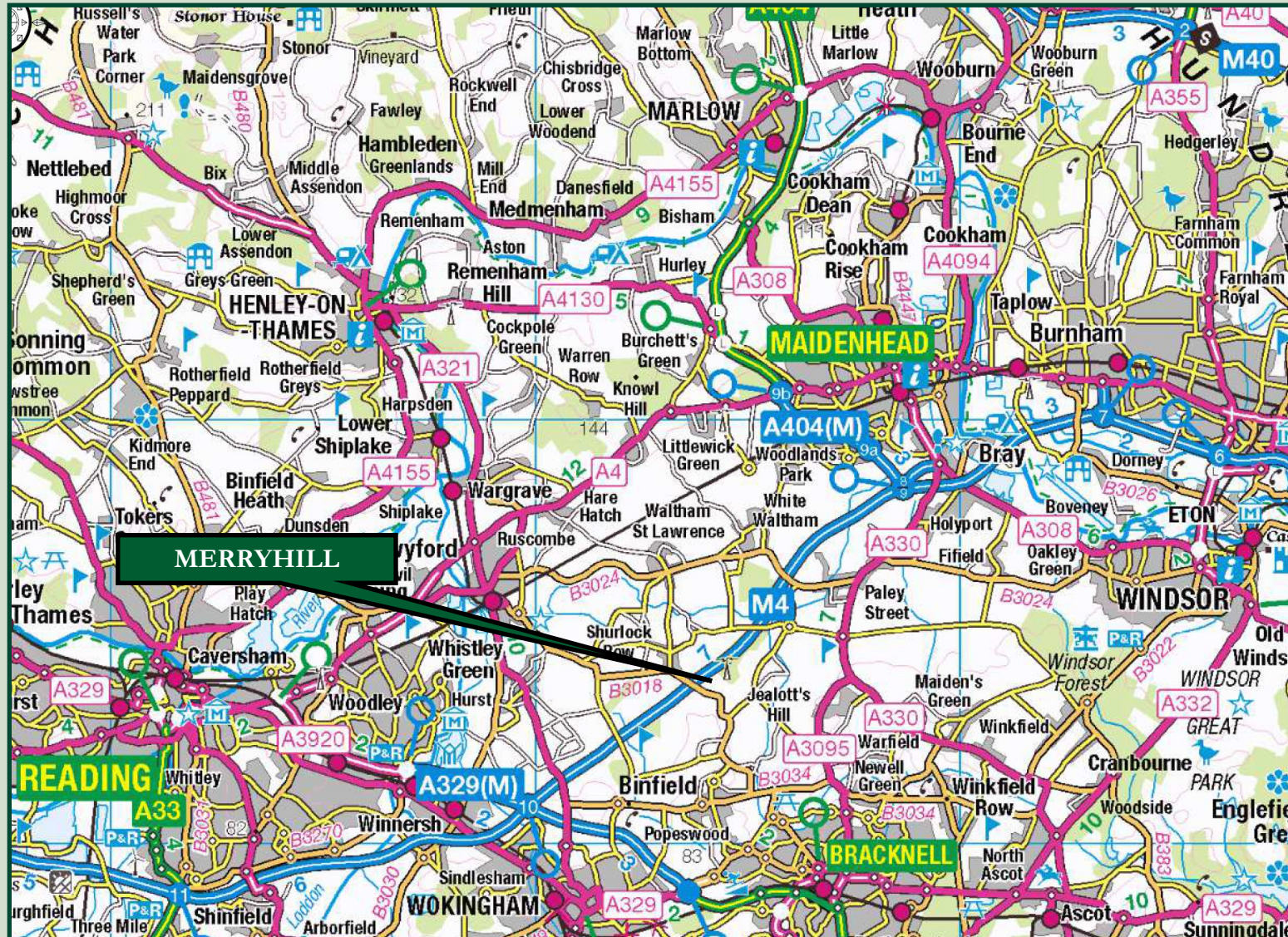
SALE PLAN



SITUATION

Merryhill is located to the north west of the market town of Bracknell and more specifically, is situated on outskirts of the popular village of Shurlock Row. It is in close proximity to the affluent, attractive towns of Windsor and Henley-On-Thames, whereby there a range of excellent shops, pubs, restaurants and schools and is within a 10 mile radius of Bracknell, Maidenhead and Reading.

Merryhill is within easy reach of London (35 miles) and Heathrow Airport (19.5 miles) and fast trains are available during peak hours from Bracknell station to London Waterloo and fast trains from Maidenhead station to London Paddington. Located just 5.5 miles from Junction 8/9 of the M4 providing easy access to the M25.



DIRECTIONS

M4 JUNCTION 8/9

Leave the M4 at Junction 8/9 and take A308 towards Maidenhead Central.

At the roundabout take the 4th exit onto Ascot Road, A330.

After 2.2 miles bear right onto B3024 towards White Waltham then after 1 mile turn left onto Howe Lane.

At the end of Howe Lane turn right onto Twyford Road and after two sharp bends turn right onto Spinning Wheel Lane.

Binfield Paddocks is the first property on the left hand side.

General Remarks & Stipulations

Services

The property benefits from mains water and electricity.

Tenure

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

Method of Sale

The property is being offered for sale as a whole or as two lots by private treaty.

Basic Payment Scheme

The land is not registered for the Basic Payment Scheme and no entitlements are included in the sale.

Planning/Development

The property is situated within the administration area of The Royal Borough of Windsor and Maidenhead. The Local Plan Proposals Map designates that the property falls within the Metropolitan Greenbelt.

Mineral Rights

The mineral rights will be included within the sale insofar as they are owned.

Sporting and Timber Rights

The sporting and timber rights are included insofar as they are owned.

Photographs

All photographs were taken in May 2022. Any fixtures, fittings or equipment shown in the photographs are not necessarily included in the sale.

Boundaries

The vendors and the vendor's agent will do their best to specify the ownership of the boundary hedge, 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. The purchaser(s) will be responsible for any fencing.

Wayleaves, Easements 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.

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 property.

Local Authority

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

Value Added Tax

In the event that Value Added Tax is or becomes payable in respect of the property or assets sold the purchaser(s) in addition to the consideration will pay to the vendor the full amount of such Value Added Tax.

Viewing

Viewings of the property will be strictly by appointment only through the Sole Agents Pike Smith & Kemp Rural.

Important Notice

Pike Smith & Kemp Rural, their Clients and any joint agents give notice that:

1: They are not authorities 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.

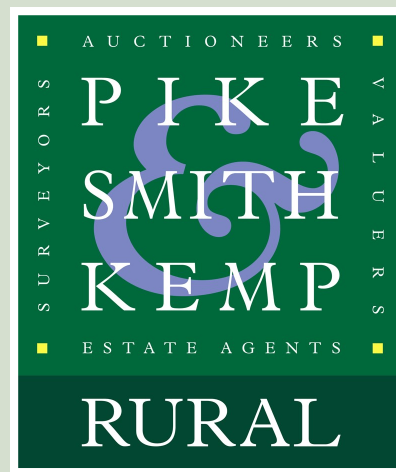
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Pike Smith & Kemp Rural have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Plans, Areas and Schedules

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

Contact

Pike Smith & Kemp Rural: Tom McArdle on 01628 777666



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