

# MOOR FARM

HOLYPORT, MAIDENHEAD, BERKSHIRE

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ASCOT ROAD, HOLYPORT, MAIDENHEAD BERKSHIRE, SL6 2HY

**RENOWNED RESIDENTIAL EQUESTRIAN FACILITY WITH SUBSTANTIAL RENTAL INCOME**

MAIDENHEAD TOWN CENTRE - 2 MILES | WINDSOR - 4.1 MILES | M4 JUNCTION 8/9 - 1 MILE | CENTRAL LONDON - 22 MILES

MAIDENHEAD TRAIN STATION - 1.8 MILES (22 MINUTES FAST TRAIN TO LONDON PADDINGTON)

A GRADE II LISTED 6 BEDROOM MANOR HOUSE SET WITHIN ITS OWN GARDENS WITH RENOWNED EXTENSIVE EQUESTRIAN FACILITY HAVING SENT OUT 5 HORSE OF THE YEAR SHOW SUPREME CHAMPIONS SET OUT AS TWO YARDS CONSISTING OF 31 STABLES, TACK ROOMS, FEED & BEDDING STORES, GROOMS LODGE, 60M X 20M FLOODLIT MANÈGE, PERIMETER GALLOPS/ACCESS TRACK, WASH DOWN AREA, LARGE CAR PARK PROVIDING AMPLE SPACE FOR BOTH CAR, LORRY AND TRAILER PARKING AND MANOEUVRING ALONG WITH 27.93 ACRES OF FENCED & WATERED PADDOCKS.

SEVEN VERY POPULAR AND SUCCESSFUL SELF-CONTAINED HOLIDAY COTTAGES CONSISTING OF

3 X ONE BEDROOM COTTAGES AND 4 X TWO BEDROOM COTTAGES.

LARGE COMMERCIAL STORAGE AND WORKSHOP BUILDING, TWO TELEPHONE MASTS AND OFFICE BUILDINGS LET TO TENANTS PRODUCING A SUBSTANTIAL RENTAL INCOME.

**AVAILABLE AS A WHOLE OR IN 4 LOTS**

**In Total 31.4 Acres (12.7 Hectares)**

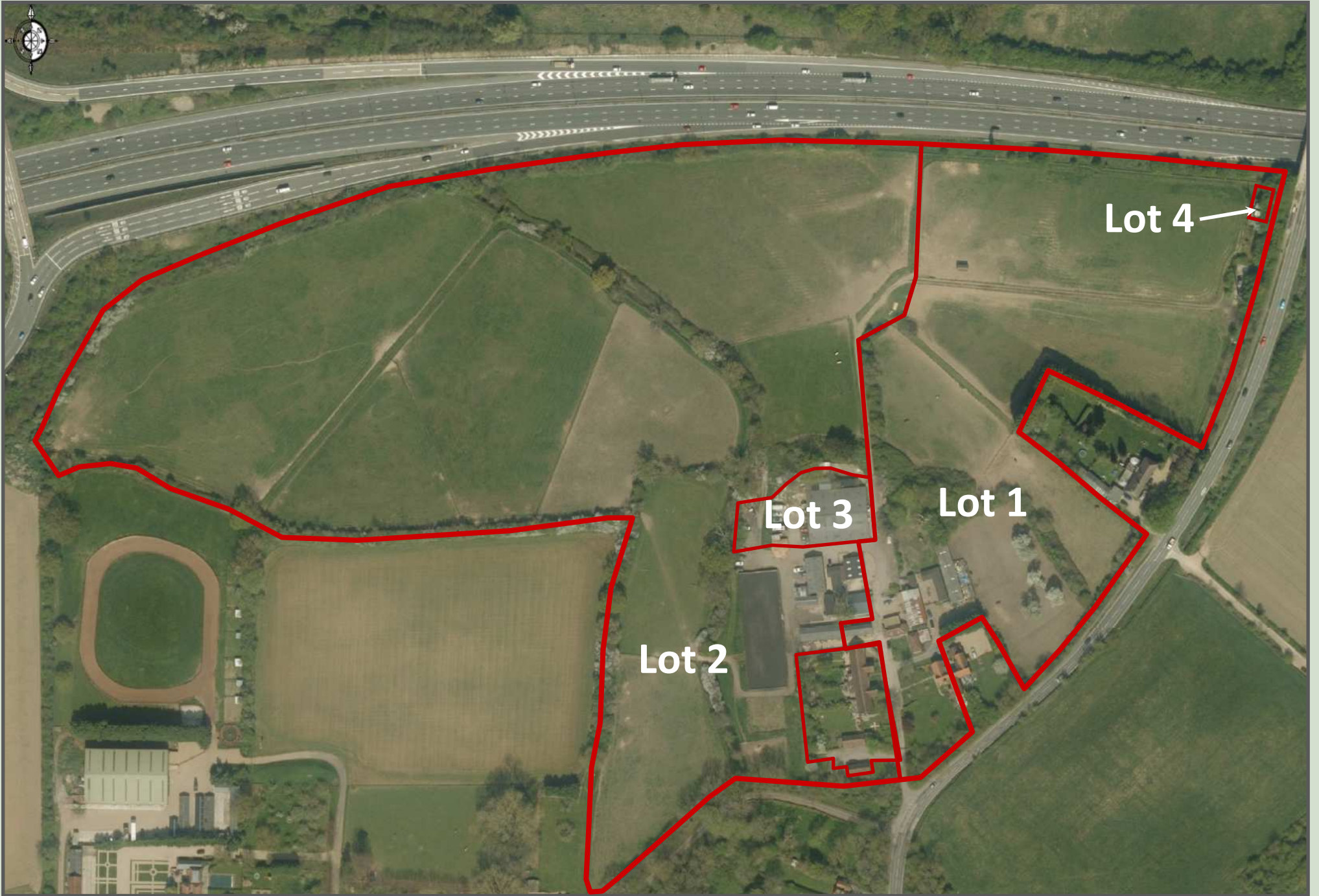


Pike Smith & Kemp Rural

John Hunt or Tom McArdle

Tel: 01628 777666

Email: [rural@pikesmithkemp.co.uk](mailto:rural@pikesmithkemp.co.uk)



# MOOR FARM

## LOTING SUMMARY

### LOT 1

MANOR HOUSE

THREE COTTAGES

ONE HOLIDAY COTTAGE

7 STABLES, TACK/FEED STORE, 2 STAND INS & 1 PONY BOX EQUESTRIAN COMPLEX WITH YARD

BARN AND TWO OFFICES

COMMERCIAL LIGHT INDUSTRIAL BUILDING INCLUDING WORKSHOP

8.234 ACRES

**GUIDE PRICE - £1.8 MILLION**

### LOT 2

TWO BEDROOM COTTAGE

TWO X ONE BEDROOM HOLIDAY COTTAGES

LARGE COMMERCIAL EQUESTRIAN YARD COMPRISING 21 STABLES, TACK ROOMS, GROOMS CHALET, HAY AND MACHINERY BARN

60M X 20M FULLY LIT MENAGE

20.22 ACRES

**GUIDE PRICE - £1.495 MILLION**

### LOT 3

COMMERCIAL BUILDING EXTENDING TO APPROXIMATELY 9,024 SQ.FT AND APPROXIMATELY 24,000 SQ.FT OF YARD AREAS

**GUIDE PRICE - £650,000**

### LOT 4

TWO TELECOMS MASTS

**GUIDE PRICE - £110,000**

**GUIDE PRICE FOR THE WHOLE**

**£3,975 MILLION**



# LOT 1 - THE MANOR HOUSE

The Manor House is Grade II listed with the original timber frame believed to date back to medieval times. The house also benefits from the addition of a later 18th Century wing. Internally the house retains a wealth of original features, including a Tudor fireplace and exposed beams.

The house is currently divided into two interconnected wings capable of being occupied independently or as a single dwelling.

The Property is accessed directly from the Ascot Road via a driveway with an electrically operated timber five bar gate. There is ample parking space for a number of cars to the front and side of the house.

The manor is set within an attractive garden, predominately laid to lawn, extending to the front of the property and accessed via a wrought iron gate leading to a flagstone pathway, flanked by standard roses. There is also a detached garage and outbuilding currently used for storage.

The history of the manor house and the farm has been professionally researched, with knowledge of each owner of the property dating back to before 1275. The Manorial status was first documented in 1455.

The accommodation comprises:

## **On the ground floor–**

**Entrance Hall/Lobby** - Tiled floor, under stairs cupboard with door to rear courtyard and main staircase to first floor .

**Dining Room** - Aspect to front, door from hall, and exposed timber beams.

**Sitting Room** - Dual aspect, traditional brick open fireplace, exposed timber beams throughout and Georgian corner cabinet.

**Kitchen/Breakfast Room** – Comprising a range of wall and floor units with wooden worktops and space for a range cooker, refrigerator and dishwasher, door through to

**Utility Room** - Cupboards, cabinet and worktop with space for washing and drying machines and additional fridge/freezer

**Second Kitchen** - Wall and floor cupboards with marble worktops, fridge and range cooker.

**Drawing Room** - Entrance porch with ‘front’ door from the front garden, open fireplace and secondary stairs to first floor.

**Conservatory**, custom built timber with double glazed windows and quarry tiled floor.

**On the first floor-** Landing leading from main staircase to:

**Master Bedroom** - Large double bedroom with windows overlooking front garden. En suite shower room.

**Bedroom 2** - Large double bedroom with windows overlooking front garden with en suite shower room, dressing area and wash hand basin.

**Bedroom 3** - Double bedroom currently set out with twin beds with windows overlooking front garden.

**Bedroom 4** - Single bedroom with window overlooking rear. Currently used as a study. Interconnecting door to the east wing.

**Family Bathroom** - Fully fitted bathroom with full length bath, wash hand basin, bidet and airing cupboard.

Landing leading from secondary stairs to:

**Bedroom 5** - Double bedroom within windows overlooking front and side garden with fitted double wardrobe.

**Bedroom 6** - Single Bedroom with windows overlooking front garden with fitted double wardrobe.

**Bathroom** - Fully fitted bathroom with full length bath, bidet, low level w.c. and pedestal wash hand basin.

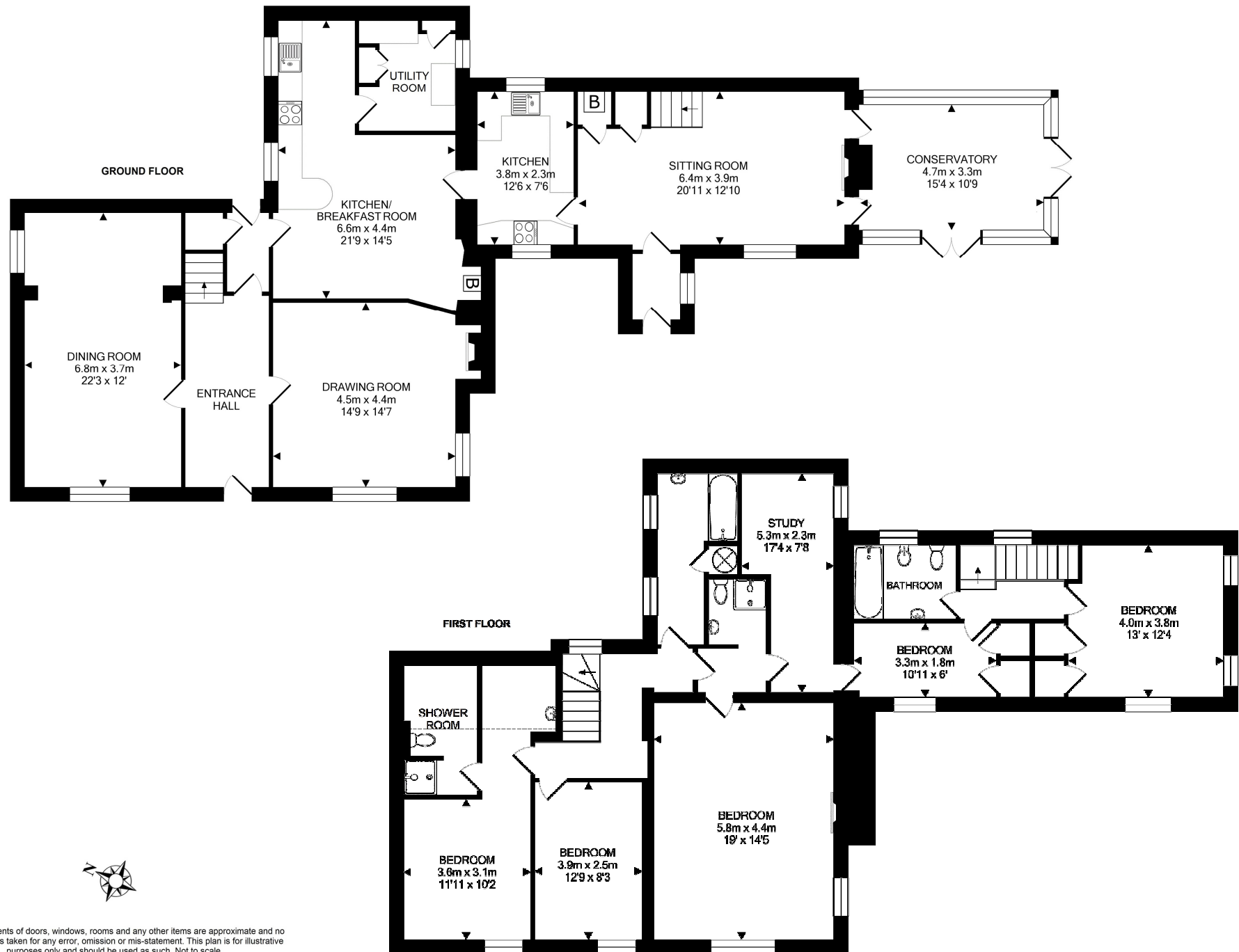








# MANOR FLOOR PLANS



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.

# LOT 1 - THE COTTAGES

Lot 1 includes 4 cottages, along with separate laundry facilities, which have planning permission for holiday accommodation use.

These cottages are located in a separate area beyond the Manor.

Cottages 1, 2 and 3 have been occupied continuously for a period in excess of 10 years as a self contained dwelling house and therefore can continue to be lawfully occupied as a dwelling house or revert to the holiday cottage use.

Cottage 4 continues to be used as holiday accommodation and is extremely popular.

The cottages are all converted from former agricultural or stable buildings and many have original features including exposed beams and studding. All of the cottages are fully furnished with all fixtures and fittings and furnishing available by separate negotiation.

The Cottages are laid out as follows.

## Cottage 1

The ground floor: Open plan living room and dining area, double bedroom, kitchen and bathroom.

The first floor is accessed via a spiral staircase leading to two bedrooms.

## Cottage 2

On the ground floor: Living room and dining area, along with kitchen and separate bathroom.

The first floor is accessed via a spiral staircase leading to two bedrooms.

## Cottage 3

A detached single storey cottage benefiting from an open plan living, dining and kitchen area with separate bathroom and double bedroom, externally with parking and use of shared lawn area.

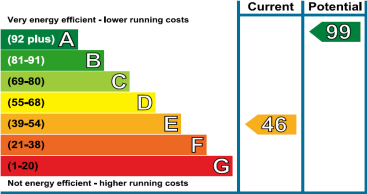
Externally the cottages benefit from parking spaces and an amenity area laid to lawn shared with cottage 3.



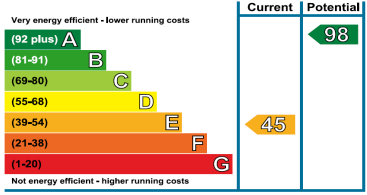
## Cottage 4

A detached single story cottage benefiting from open plan living, dining and kitchen area with separate bathroom and a double and twin bedrooms. Externally the cottage benefits from a gravelled garden with stone pathway to the front door.

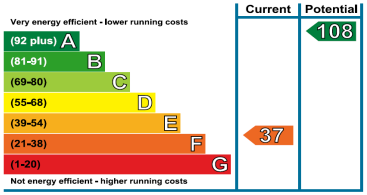
### Cottage 1



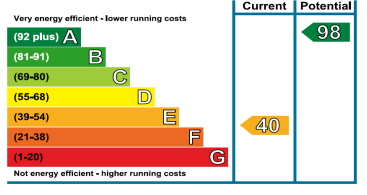
### Cottage 2



### Cottage 3



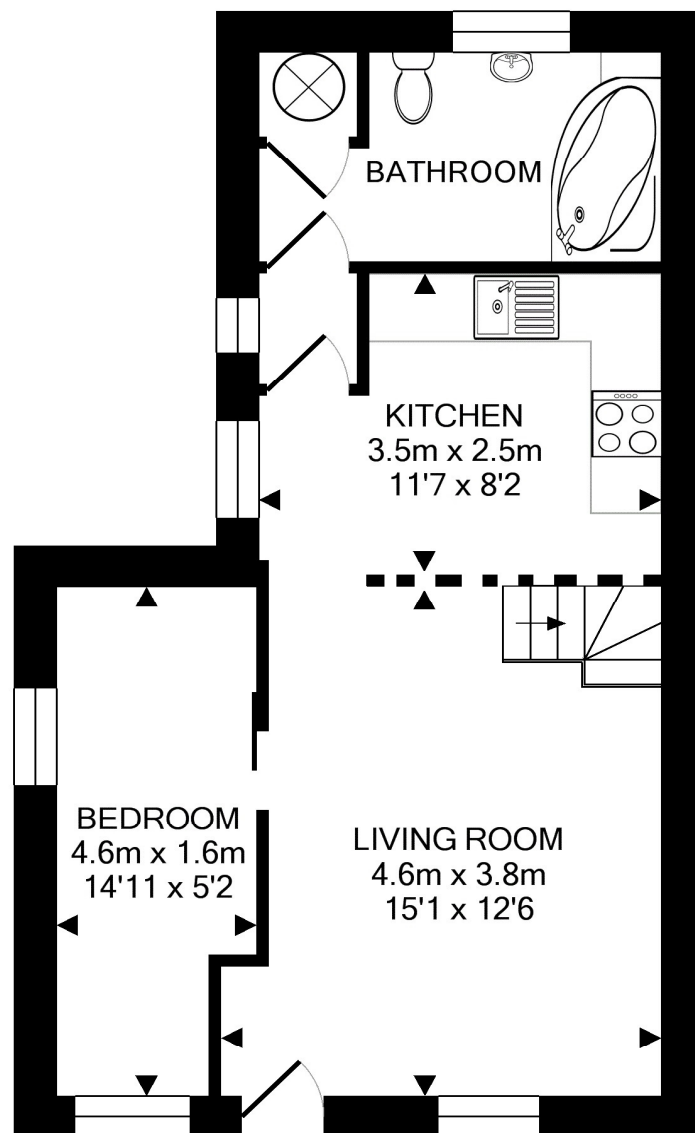
### Cottage 4



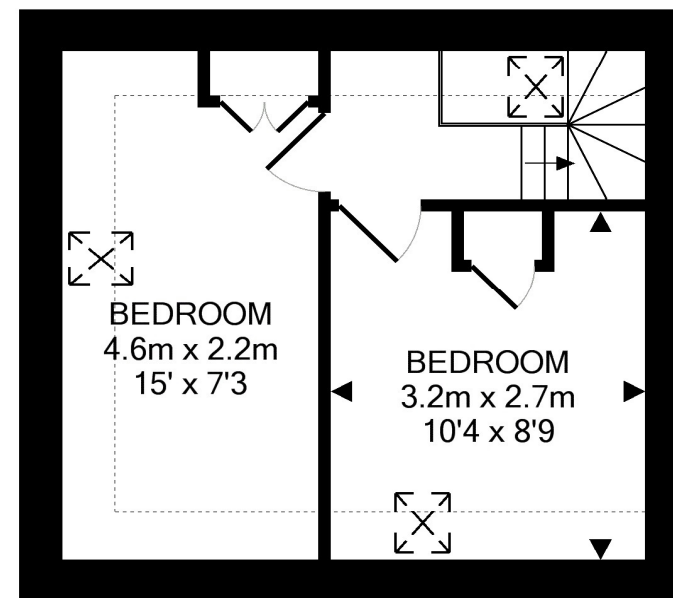


# FLOOR PLANS

Cottage 1



GROUND FLOOR



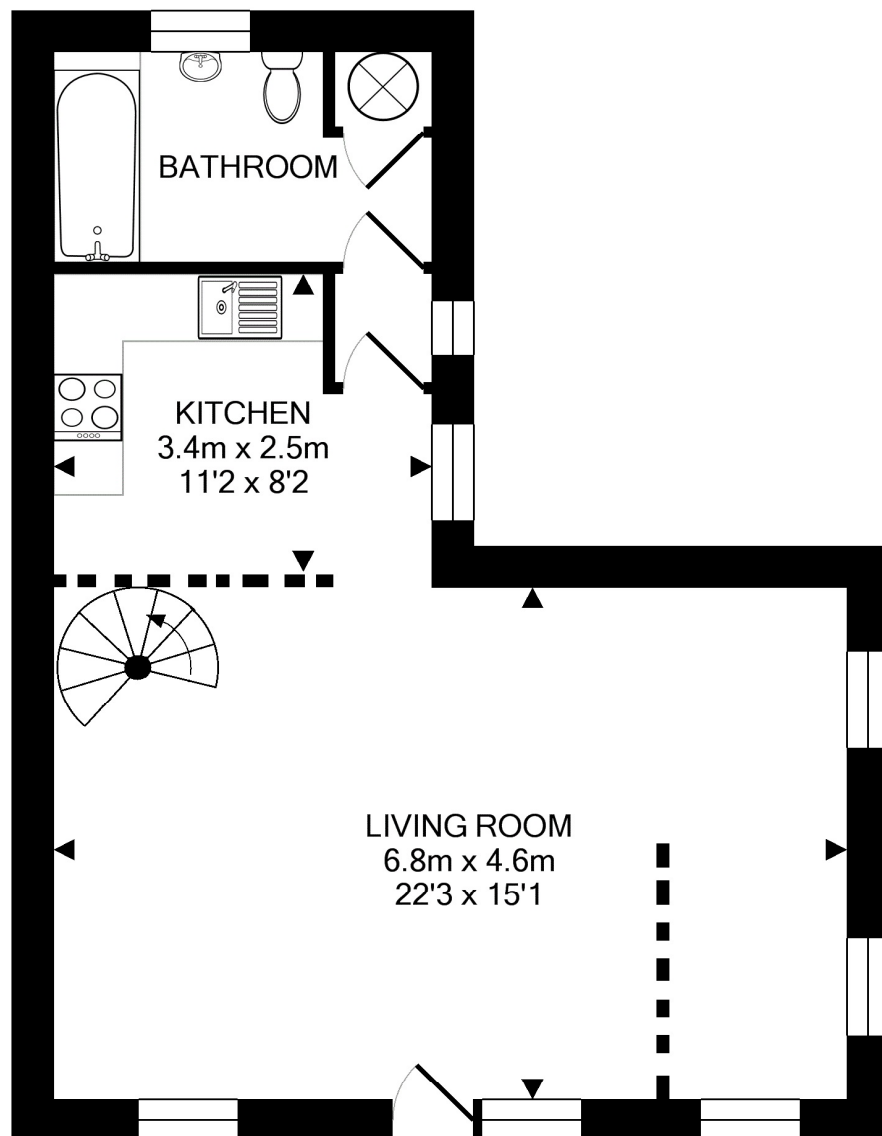
FIRST FLOOR

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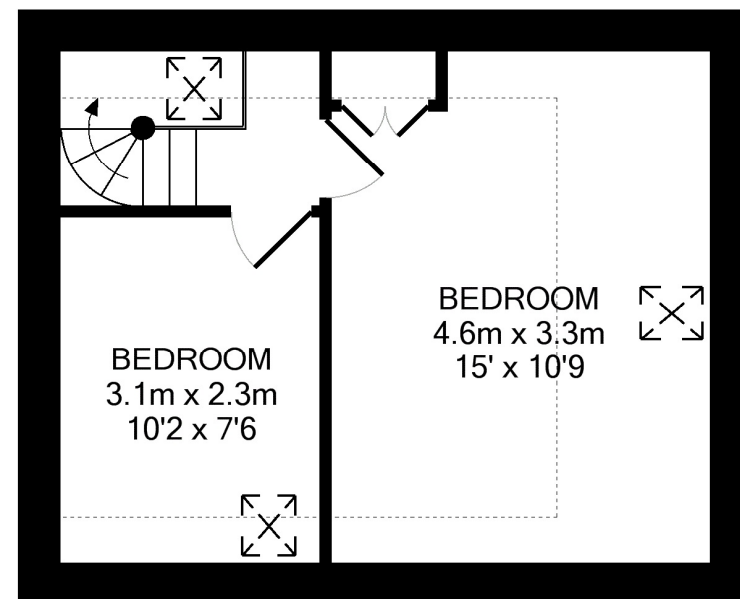
# FLOOR PLANS

## Cottage 2

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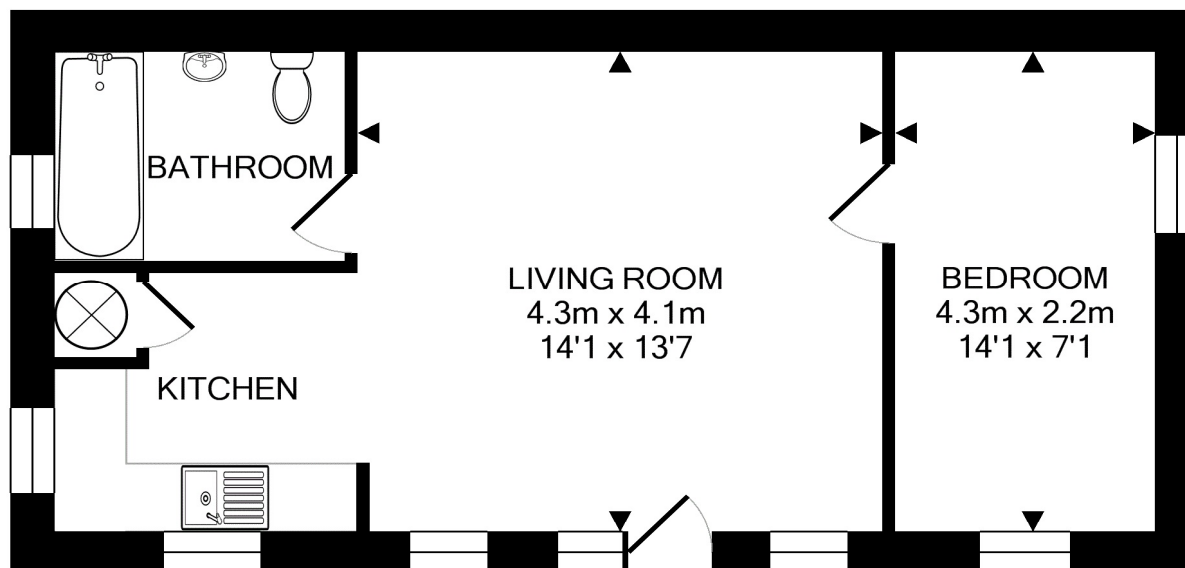


GROUND FLOOR



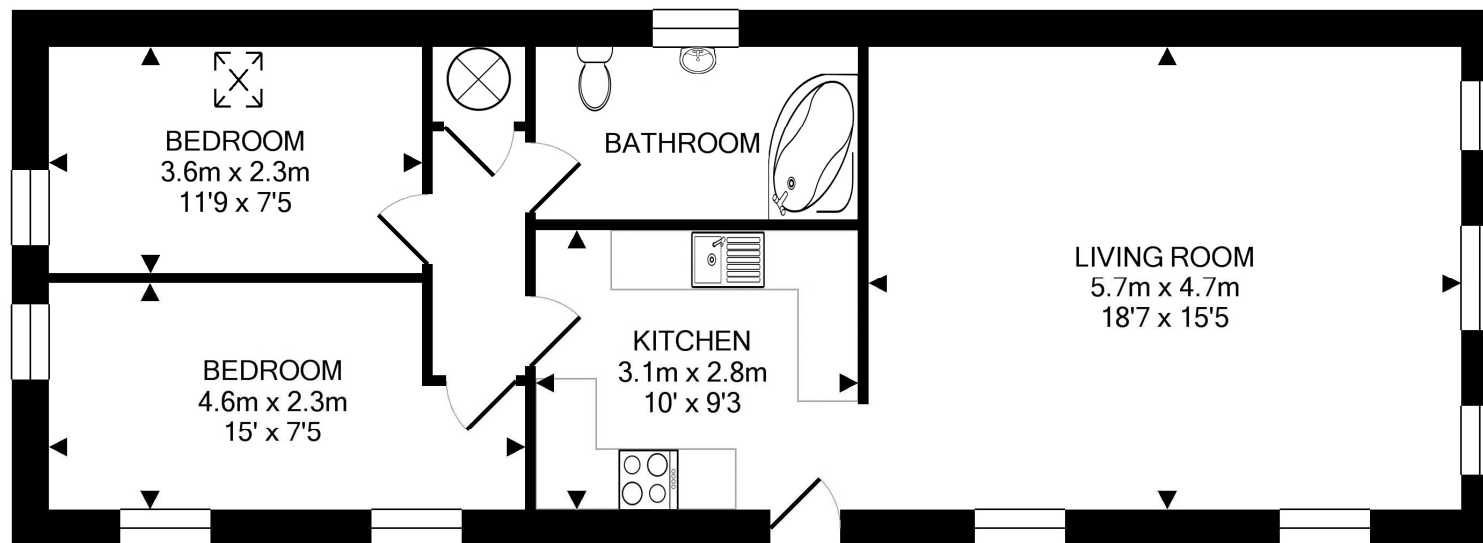
FIRST FLOOR

## Cottage 3



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## Cottage 4





# LOT 1 CONTINUED

## THE EQUESTRIAN FACILITIES

The current owners of the property run a highly successful yard of which over the past 10 years have produced five Horse of The Year Show (HOYS) supreme horse champions: Solider Brave, The Philanderer, Comberton Clancy and Broadshard Simplicity (who has won twice).

The equestrian facilities of Lot 1 comprise an L-shaped block of 5 stables with tack/feed store set around a central fenced courtyard, a timber barn consisting of 2 stand-ins, 2 loose-boxes and a pony box, the laundry room and drying room, separate outside W.C. along with two offices of which one is occupied by the owner and one is let to a tenant.

The paddocks extend to 8.234 acres of predominantly level pastureland and are situated directly to the east and north of the stable yard.

A detached single storey 'white building' is situated adjoining the stables of which part is licensed to a tenant for storage uses and part is retained for use by the stables as a workshop.

To the side of this building is a small timber building and yard which is let to a tree surgeon for storing logs.



# LOT 2 - THE COTTAGES

Lot 2 includes 3 cottages which have planning permission for holiday accommodation use.

Cottage 7 consists of a 2 bedroom single storey dwelling which has been occupied continuously for a period in excess of 10 years as a self contained dwelling house and therefore can continue to be lawfully occupied as a dwelling house or revert to the holiday cottage use.

Cottages 5 and 6 continue to be used as holiday accommodation and are extremely popular.

The cottages are all converted from former agricultural or stable buildings and many have original features including exposed beams and studding. All of the cottages are fully furnished with all fixtures and fittings and furnishing available by separate negotiation.

The Cottages are laid out as follows.

## Cottage 5

Single storey terrace one bedroom self contained holiday accommodation consisting of open plan living and kitchen area with separate double bedroom with en-suite w.c., wash hand basin and shower. A small gravelled terraced area to the front provides for an outside amenity space.

## Cottage 6

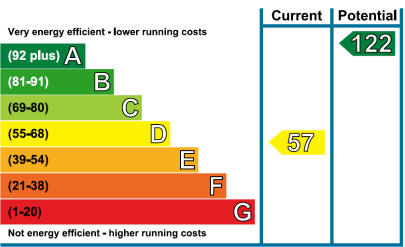
Single storey terrace one bedroom self contained holiday accommodation consisting of open plan living and kitchen area with separate double bedroom with en-suite w.c., wash hand basin and shower. A small gravelled terraced area to the front provides for an outside amenity space.

## Cottage 7

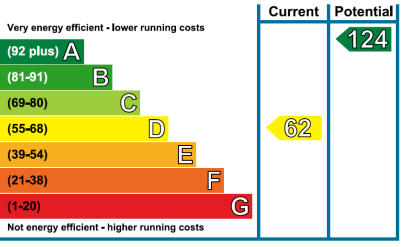
A end of terrace single storey cottage benefiting from an open plan kitchen and breakfast room along with living room, family bathroom and two double bedrooms. To the front of the cottage is a gravelled amenity area.



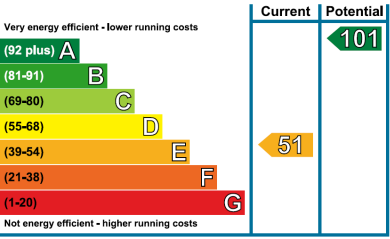
## Cottage 5



## Cottage 6

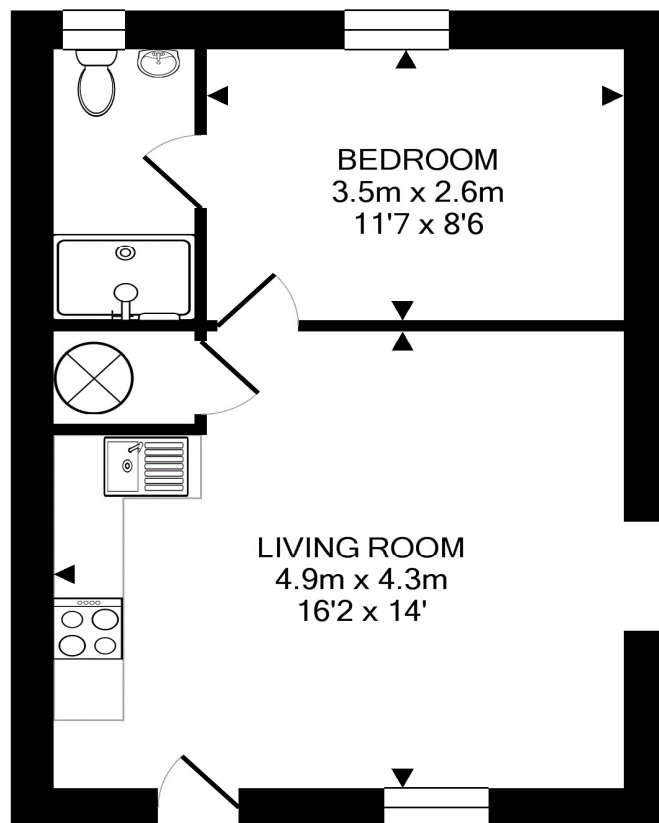


## Cottage 7

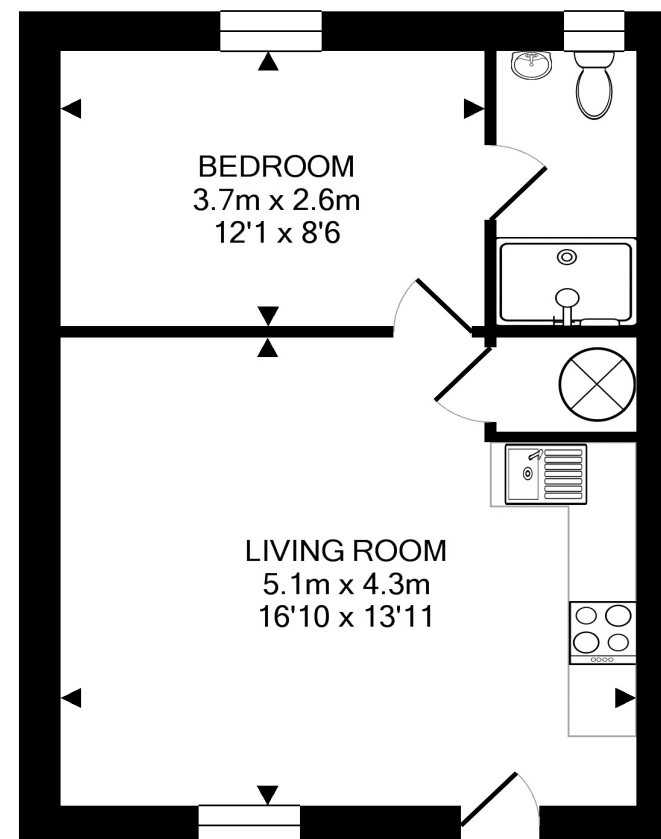


# FLOOR PLANS

Cottage 5



Cottage 6

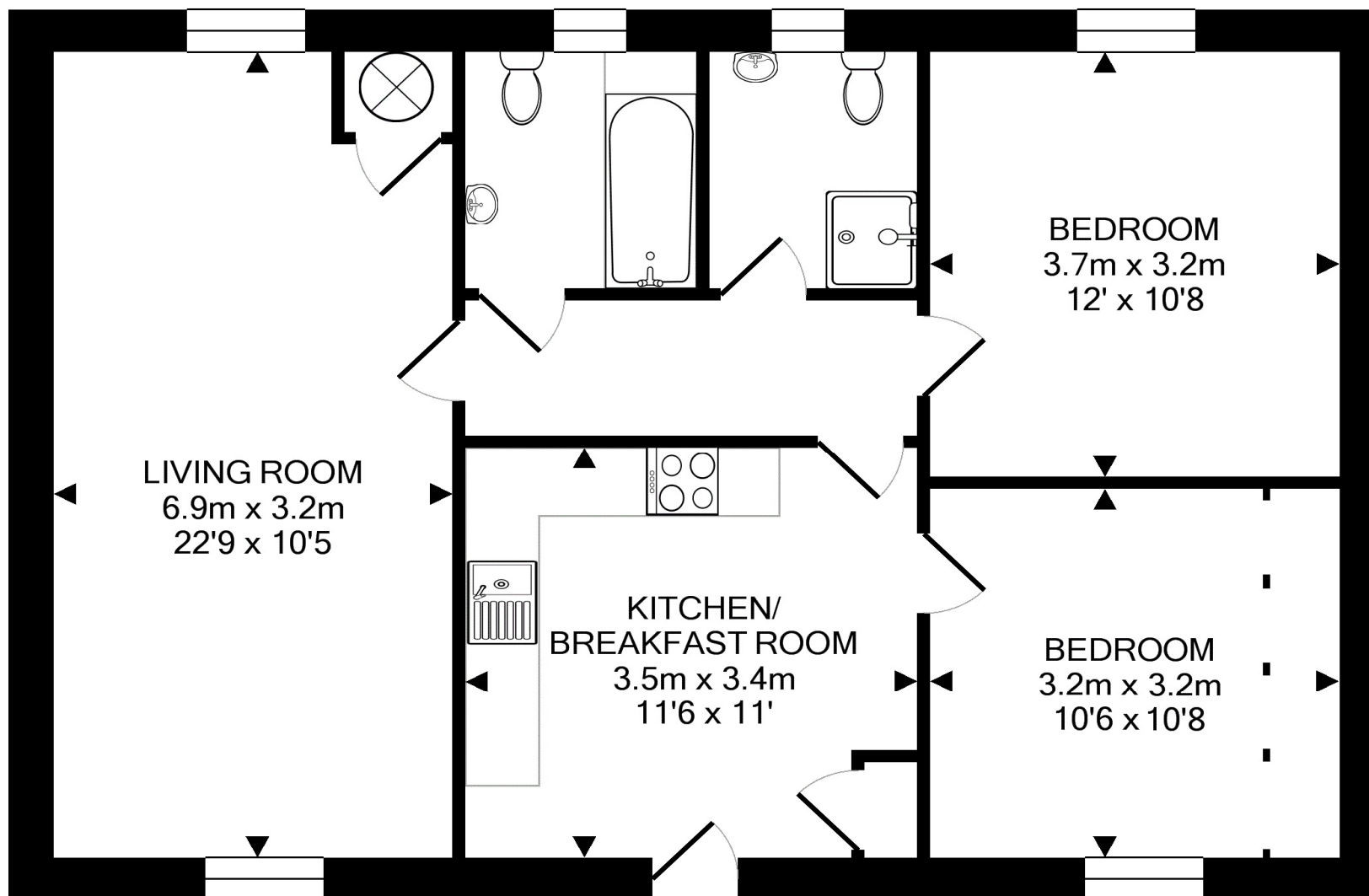


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# FLOOR PLANS

Cottage 7



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# LOT 2

## THE EQUESTRIAN FACILITIES

The current owners of the property run a highly successful yard in the last ten years having produced five Horse of The Year Show (HOYS) supreme horse champions: Solider Brave, The Philanderer, Comberton Clancy and Broadshard Simplicity (who has won twice).

The equestrian facilities comprises a total of 21 looseboxes comprising two American barns each with six looseboxes alongside further stable buildings.

In addition to the stabling there is a dedicated wash bay with infra red heaters, and a number of storage barns for tack feed and bedding as well as laundry facilities, w.c and a grooms log cabin measuring approximately 10m x 4m with common room, kitchen and toilet/shower and bedroom.

In addition to the equestrian buildings, there is a 60m x 20m all weather floodlit arena alongside a muck storage area and ample parking for horse lorries and trailers.

The land extends to approximately 20.22 acres separated into a number of different sized paddocks.

The paddocks are mostly divided by way of post and rail fencing and each paddock has the benefit of a mains fed water trough.

The land itself is predominately level and the current owners have installed a perimeter access track, allowing easy access to the majority of the paddocks and also providing an off road riding area.

It would be possible, by removing some of the internal fencing to create a three quarter size polo pitch on the property.

The Bourne, a small stream which is maintained by the Environment Agency, runs through part of the land.





# LOT 3 - COMMERCIAL BUILDING AND YARD

Lot 3 consists of large steel portal framed barn extending to approximately 9,042 sq.ft currently divided into five Storage and Light Industrial commercial units which are let to tenants under commercial tenancies along with approximately 24,000 sq.ft of yard areas. The commercial units currently bring in an annual income of circa £48,360 per annum.





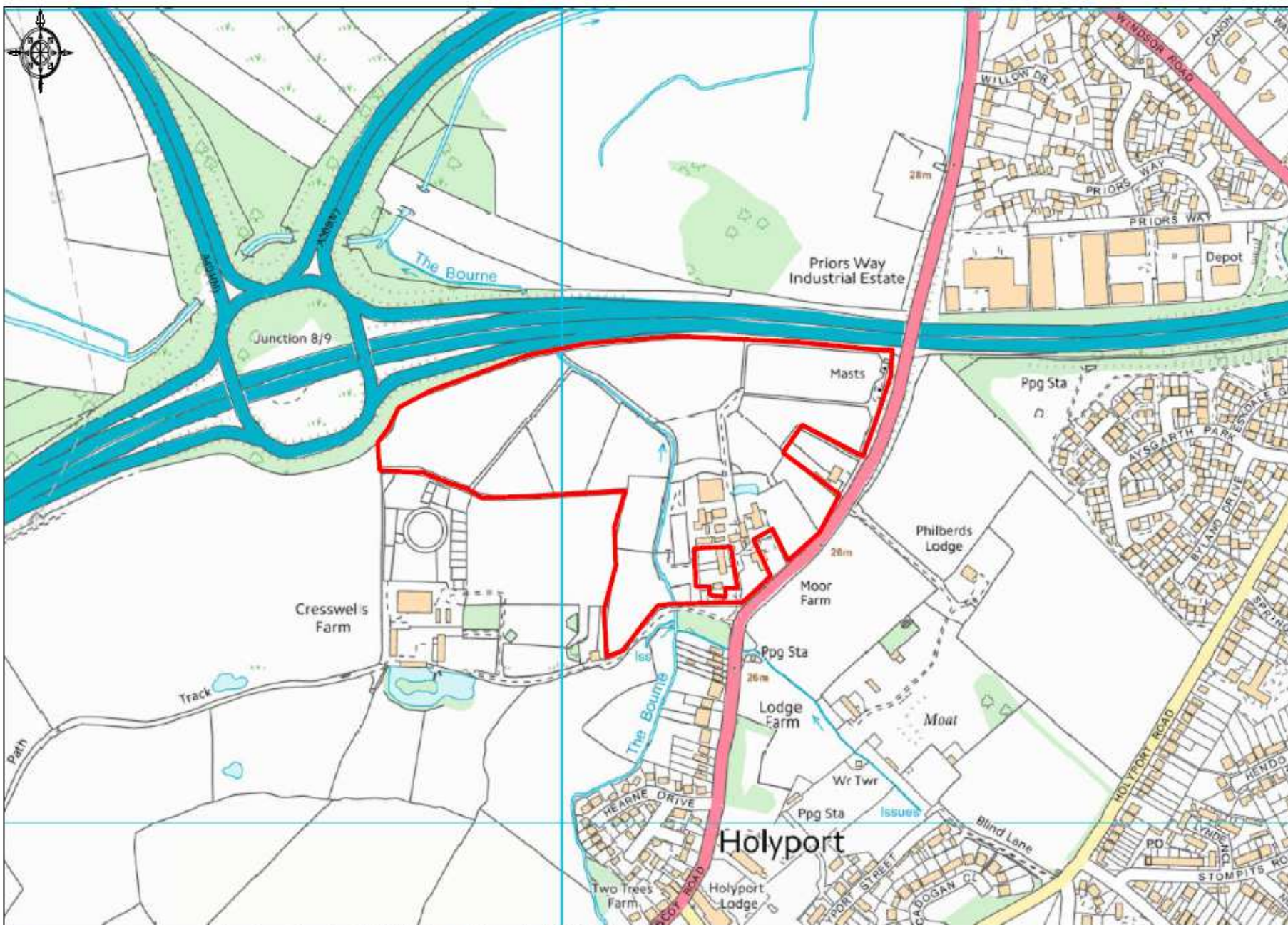
# LOT 4 - TELECOMS MASTS

Lot 4 comprises two telecoms masts which are let on a telecommunications lease deriving a rental income of £11,000 per annum.

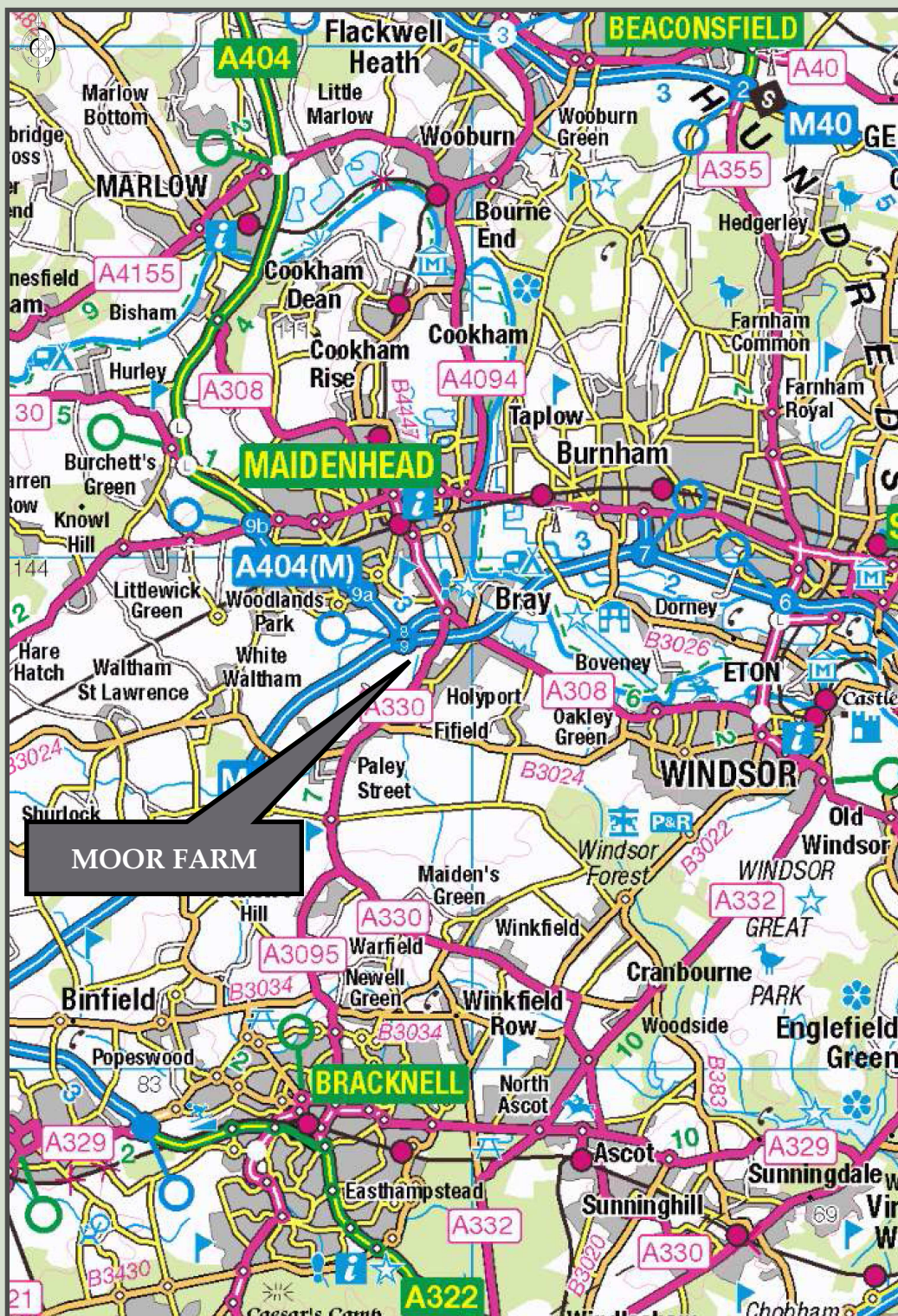
The masts benefit from a right of way through Moor Farm from the Ascot Road.



# SITE PLAN







## SITUATION

Moor Farm is situated in the picturesque village of Holyport in east Berkshire. Local amenities include a number of shops and public houses. Local schools include Holyport C of E Primary and Holyport College, whilst more extensive facilities may be found in the nearby towns of Maidenhead and Windsor.

The village is conveniently situated for the M4 which links to both the M25 and the A404(M)/M40; rail access is equally convenient with direct services to London (Paddington) available from Maidenhead. Crossrail, the new high-speed service, is due to begin running in 2019.

There is an abundance of recreational and leisure facilities within the easy reach of Moor Farm including: polo at the Royal County of Berkshire Polo Club and Guards Polo Club. Golf at The Oxfordshire, Harleyford, Wentworth and Winter Hill golf clubs. Horse racing at Ascot, Windsor, Epsom and Newbury. Shooting at E.J.Churchill Shooting Ground

## DIRECTIONS

**From Junction 4 M40.**

Take the A404 dual carriageway south towards Maidenhead and the M4. At the M4 roundabout Junction 8/9 follow directions below.

**From junction 8/9 M4.**

Take the A308(M) towards Maidenhead, at the Braywick roundabout take the 4th exit on to the Ascot Road (A330). Continue over the M4 motorway bridge and Moor Farm is located on the right of the road. Continue until the road bears to the left and the entrance to Moor Farm is on the right.



# General Remarks & Stipulations

## Services

The property benefits from mains water, electricity (including 3 phase), mains gas

The Manor House benefits from mains water, mains electricity, mains gas, BT lines (broadband) and mains drainage. Two independent gas boilers serve each wing of the house.

The Holiday Cottages benefit from mains, water, mains electricity, mains drainage (via pump). The Cottages are serviced by electric heating and hot water.

The Equestrian Complex benefits from mains water, mains electricity and mains drainage (via pump).

The buildings benefit from mains water, mains electricity (single and three phase).

The paddocks all benefit from mains water fed troughs.

## Outgoings

Moor Farmhouse is in Council Tax Band H. Payable for 2016 is £2,365.16 per annum.

The Equestrian Yard has a Rateable Value of £2,050 per annum.

The Holiday Cottages No. 1-4 have a combined Rateable Value of £9,000 per annum.

The Holiday Cottages No. 5 & 6 are each in Council Tax Band C.

Payable for 2016 is £1051.18 each.

The Holiday Cottages No. 7 is in Council Tax Band D. Payable for 2016 is £1182.58.

## Tenure

The property will be sold freehold with vacant possession subject to the leases over the commercial storage and workshop building, an office and the telecoms masts.

## Planning/Development

Moor Farm is located within the Local Authority of the Royal Borough of Windsor & Maidenhead Council.

The RBWM Local Plan designates the property as being located within the Green Belt.

Part of the land, but not including the buildings, is subject to a historic overage provision relating to future development. This overage will expire in approximately 6 years.

## Method of Sale

Moor Farm is offered for sale as a whole by private treaty sale. Our client's reserve the right to consider all offers at their discretion and having regard to the value added should one or more party offer on a single or multiple lots.

## Sporting, Mineral and Timber Rights

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

## Photographs

The photographs in these particulars were taken in Nov 2016 Any fixtures, fittings or equipment shown in the photographs are not necessarily included in the sale.

## 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.

## 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. Where known boundary maintenance responsibilities will be shown by the T marks on the sale plan.

## Authorities

Royal Borough of Windsor & 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.

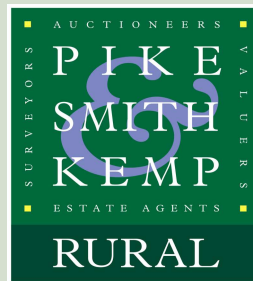
## Viewing

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

## Contact

Pike Smith & Kemp Rural, The Old Dairy, Hyde Farm, Maidenhead, SL6 6PQ

John Hunt or Tom McArdle on 01628 777 666



### **IMPORTANT NOTICE**

Pike Smith & Kemp Rural give notice that::

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.