

**LAND ON NASHDOM LANE
ROSEHILL
BURNHAM
BUCKINGHAMSHIRE
SL1 8NJ**





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MAIDENHEAD - 5.0 MILES MARLOW - 6.8 MILES WINDSOR - 7.4 MILES HENLEY - 13.6 MILES READING - 21.1 MILES CENTRAL LONDON - 28.3 MILES

M4 JUNCTION 7 - 3.4 MILES M40 JUNCTION 2 - 3.7 MILES M25 JUNCTION 16 - 9.1 MILES

AGRICULTURAL SMALLHOLDING WITH TWO BARNS COMPRISING OF AGRICULTURAL MACHINERY STORE AND HAY STORE
OFFERING POTENTIAL FOR CONVERSION TO RESIDENTIAL STPP SET WITHIN 16.49 ACRES OF PICTURESQUE PASTURELAND
IDEALLY SUITED FOR CONTINUED AGRICULTURAL USE AND/OR EQUESTRIAN USE

16.42 ACRES OF FENCED AND WATERED PASTURELAND

STEEL PORTAL FRAME BARN EXTENDING TO 2,424 SQ.FT.

TIMBER FRAME BARN EXTENDING TO 588 SQ.FT

POTENTIAL FOR CONVERSION OF THE STEEL PORTAL FRAME BARN TO EITHER RESIDENTIAL OR FLEXIBLE COMMERCIAL USES STPP

MAINS WATER

GATED PRIVATE ENTRANCE

IN ALL 16.49 ACRES



Pike Smith & Kemp Rural

Tel: 01628 777666

SITUATION & DIRECTIONS

INTRODUCTION

Located to the north west of the village Burnham in south Buckinghamshire. The property is approximately 5.0 miles north west of Maidenhead, 7.4 miles north of Windsor and 21.1 miles north east of Reading.

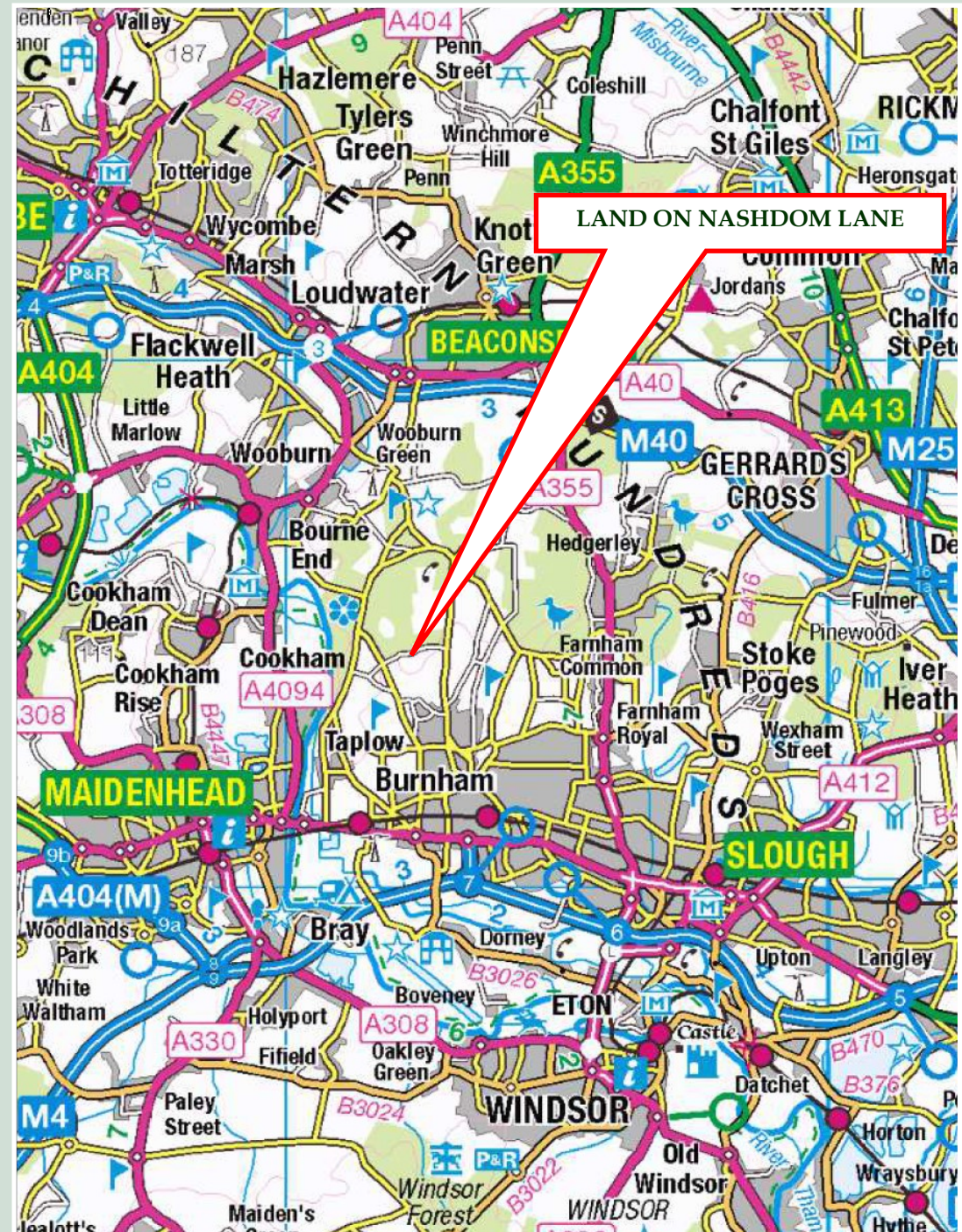
Within easy reach of London (28 miles) with fast trains available during peak hours from Taplow and Maidenhead station. Located 3.4 miles from Junction 7 of the M4 and 3.7 miles from Junction 2 of the M40.

Maidenhead, Windsor and Reading offer an excellent range of services, eating establishments and retailers as well as a variety of recreational and leisure facilities including:

- Polo at the Royal County of Berkshire Polo Club, Guards Polo Club, Coworth and numerous other polo clubs & establishments.
- Horse racing at Ascot, Windsor, Epsom and Newbury.
- Shooting at E.J.Churchill Shooting Ground.

DIRECTIONS

From the M4 Jct 7 follow the signs for the A4/Bath Road. At the roundabout, take the 1st exit onto A4/Bath Rd. Continue along this road for half a mile until the next roundabout and take the 3rd exit onto Lent Rise Rd. Carry on along this road for half a mile until you reach a double roundabout, go straight over and continue on Lent Rise Rd. At the next double roundabout again go straight over and continue on Taplow Common Rd. Carry on along Taplow Common Rd for a mile before turning right onto Nashdom Lane. Follow Nashdom Lane for half a mile and the land is on your righthand side.



THE LAND

The land is gently undulating, with the boundaries delineated by fencing and mature hedgerows.

The property benefits from a mains water supply.

The land has been used for agricultural purposes associated with an agricultural business, primarily the seasonal grazing of cattle and the production of hay, since at least June 2013.

The soil type is classified by the Soils Survey of England and Wales as being predominantly made up from the Sonning 2 Series, described as:

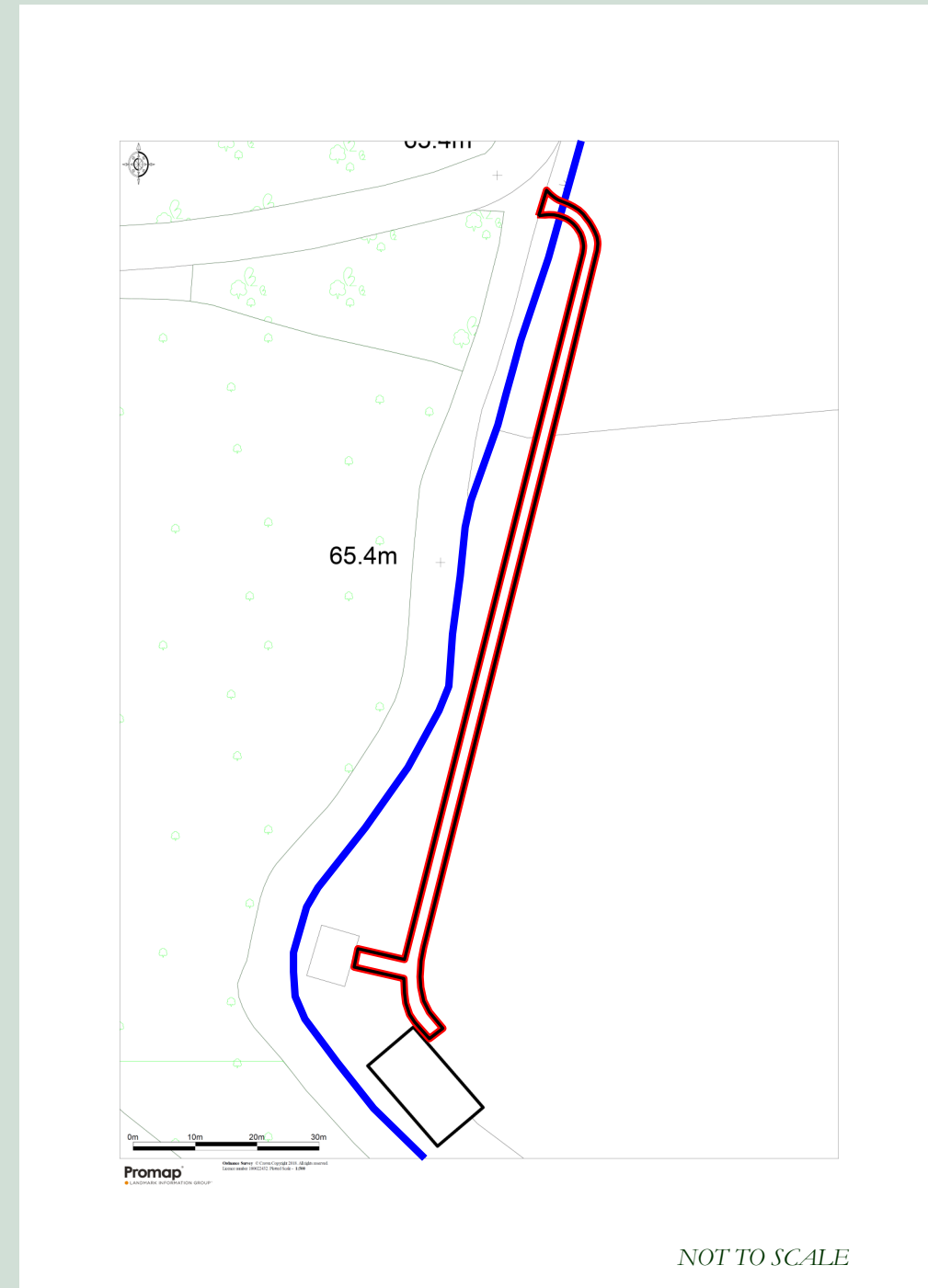
Well drained flinty coarse loamy and gravelly soils. Associated with slowly permeable seasonally waterlogged fine loamy over clayey soils, and coarse loamy over clayey soils with slowly permeable subsoils and slight seasonal waterlogging.

The property benefits from a five bar gated entrance off Nashdom Lane leading into the northern field.

The property also benefits from a second five bar gated entrance off the bridle path known as Brickfield Lane. Vehicular access to the bridle path is restricted by a locked gate from Nashdom Lane.

Application PL/18/4646/AGN permitted the construction under Class A of Part 6 of Schedule 2 of the General Permitted Development Order 2015, as amended, of a 136m agricultural track from the existing access off Nashdom Lane through the land to the two agricultural buildings, as shown in red on the approved site plan opposite.

This consent has not yet been implemented.



NOT TO SCALE

THE BARN

The agricultural buildings comprise one steel portal frame barn with a pitched roof extending in total to 2,424 sq.ft and one timber framed barn with mono pitch roof extending in total to 588 sq.ft.

The steel portal frame barn has, and continues to be, used to store straw, hay and agricultural machinery since June 2013 as part of an agricultural business. The timber framed barn has been used for the storage of machinery and equipment as part of an agricultural business.

There is potential for conversion of the steel portal frame barn to a residential use or flexible commercial uses, for example commercial stables, under the General Permitted Development Order 2015, as amended, subject to planning permission.

PREVIOUS CLASS Q APPLICATION AND RESUBMISSION

A prior notification application seeking to change the use of the steel portal frame barn from agricultural to residential use was previously submitted under Class Q (PL/19/2650/PNAD) of which the application was refused by the local authorities for the following reasons;

- 1) *The proposed conversion would be accessed via an approved access track under PL/18/4646/AGN. This has not been carried out, but will have to be in order for this proposal to be accessible and considered as 'practical'. This clause states that development approved within Class A of Part 6 to be carried out from 20th March 2013 does not benefit from Class Q for 10 years after its completion. As this access track is required under this Class Q application the proposal would not comply.*
- 2) *No evidence has been submitted to demonstrate that the existing barn is capable of conversion.*
- 3) *The access track would result in additional highway movements, which given the sites location on a bend, would have inadequate visibility splays to support the material intensification from a residential use on site.*

In respect of refusal point 1 written confirmation from the Local Planning Authority has been provided confirming construction of a track under Schedule 2, Part 2, Class B of the General Permitted Development Order 2015, as amended, would be compliant.

In respect of refusal point 2 a structural survey has been carried out over the steel portal frame barn confirming the building capable of conversion.

In respect of refusal point 3 a highway survey has been conducted and a highway statement prepared confirming the access complies with the latest design standards and the visibility splays from the access are commensurate with vehicle speeds.

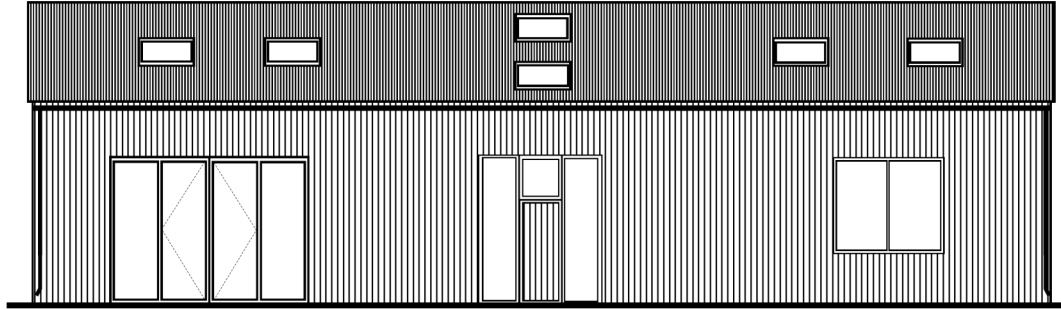
A resubmission of the Class Q has been submitted (PL/20/4231/PNAD) which includes the above mentioned additional documentation.

PROPOSED ELEVATION PLANS

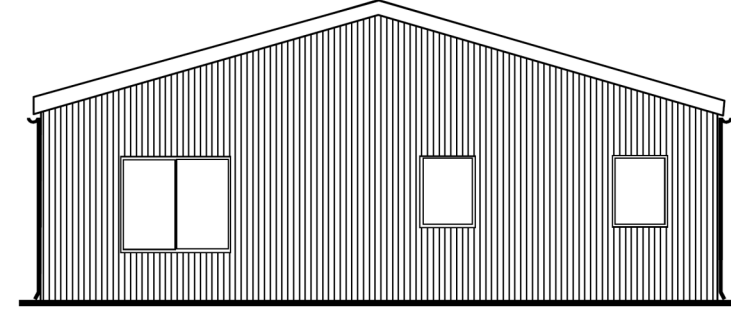
(SUBMITTED AS PART OF APPLICATION PL/20/4231/PNAD)

Proposed Elevations

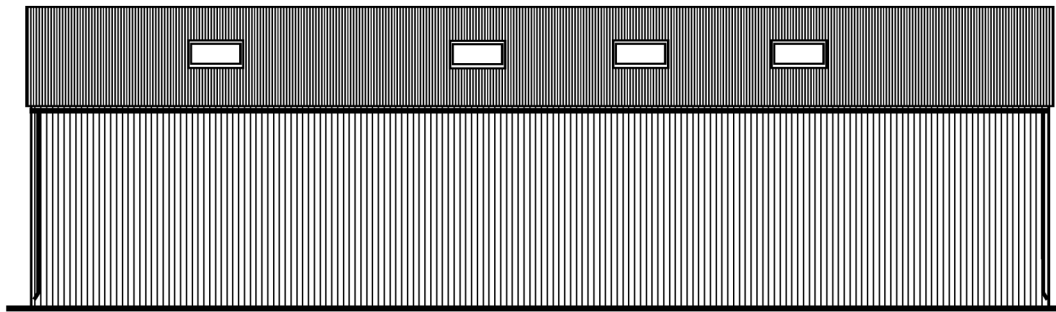
NORTH-EAST ELEVATION



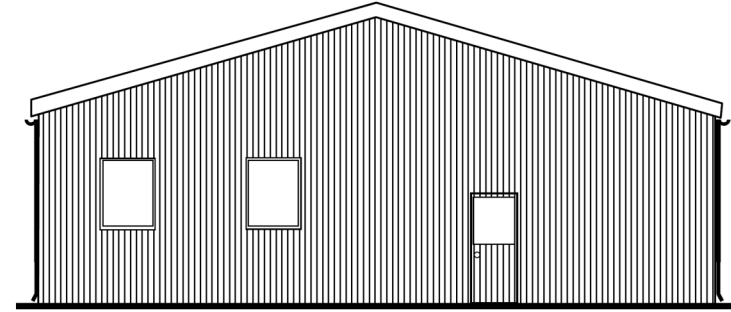
SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION



NORTH-WEST ELEVATION



NOT TO SCALE

PROPOSED ELEVATION PLANS

(SUBMITTED AS PART OF APPLICATION PL/20/4231/PNAD)

Proposed Floor Plan

Floor Area (GEA)

225.18m²

Curtilage

224.93m²



NOT TO SCALE





SALE PLAN



General Remarks & Stipulations

Services

Mains water is available.

Tenure

The property will be sold Freehold with vacant possession on completion.

Method of Sale

The property is offered as a whole by private treaty.

Single Payment Scheme

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

Planning/Development

The property is situated within the administration area of Buckinghamshire Council (South Bucks Area). South Bucks Local Plan designates that the property falls within the Metropolitan Greenbelt.

Sporting and Timber Rights

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

Photographs

The photographs in these particulars were taken in July 2020. 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.

Fixtures and Fittings

Only those fixtures and fittings described in the sale particulars are 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.

There are no public rights of way across the property.

Local Authority

Buckinghamshire Council (South Bucks Area), Capswood, Denham, Buckinghamshire, UB9 4LH.

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.

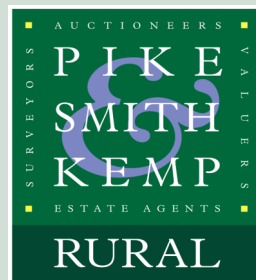
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Pike Smith & Kemp Rural have not tested 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 or Jack Clegg on 01628 777666



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