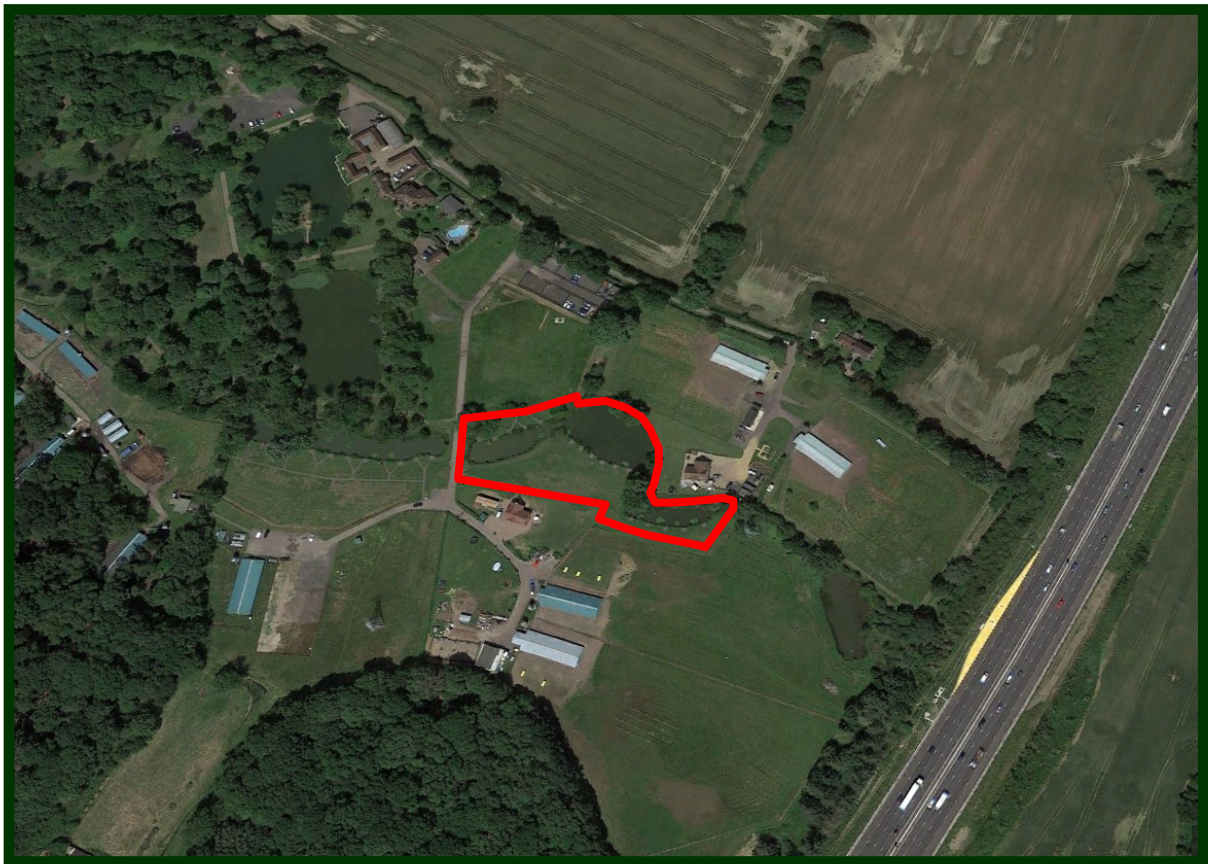




Tel: 01628 777666

# FOR SALE

## FISHING LAKE WITH LAND PONDWOOD LANE, WHITE WALTHAM, BERKSHIRE



**GUIDE PRICE: £150,000**



The Old Dairy, Hyde Farm, Marlow Road, Maidenhead, Berkshire, SL6 6PQ  
[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.*

**1.50 ACRES COMPRISING OF LAKE AND SURROUNDING LAND  
WHITE WALTHAM, BERKSHIRE**



# 1.50 ACRES COMPRISING OF LAKE AND SURROUNDING LAND WHITE WALTHAM, BERKSHIRE

## **Introduction**

Attractive fishing lake and surrounding land, extending in total to 1.50 acres, situated in a desirable rural location, ideally suited for conservation and/or amenity.

## **Location**

The property is located off Pondwood Lane, to the south of White Waltham, approximately 5 miles south west of Maidenhead and approximately 6.5 miles north of Bracknell.

Both the M4 (Junction 8/9) and the M40 (Junction 4) are easily accessible via the A404 dual carriageway located 3.5 miles to the north, providing good access into central London via car.

## **The Lake and Land**

The property comprises an attractive fishing lake with surrounding land and fishing swims.

Specifically, the lake extends to 0.65 acres and runs to approximately 150m in length.

The lake is stocked with Carp, Barbel, Bream, Chub, Ide, Roach and Tench.

The surrounding land is down to grass and includes a path on the northern side of the lake leading to individual timber fishing swims. Further fishing swims are located on the southern side of the lake.

## **Access**

The property is accessed via Pondwood Lane.

The vendor will provide a right of way over the area shown shaded yellow on the plan on page 4 of these sale particulars.

## **Services**

There are currently no services available on the land.

## **Planning and Development**

The property is located within the administration area of the Royal Borough of Windsor and Maidenhead and is designated as falling within the Green Belt.

There is no history of planning applications on the land.

## **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.

There are no public rights of way across the land.

## **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**

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

## **Viewings**

By prior appointment with Pike Smith & Kemp Rural.

## **Contact**

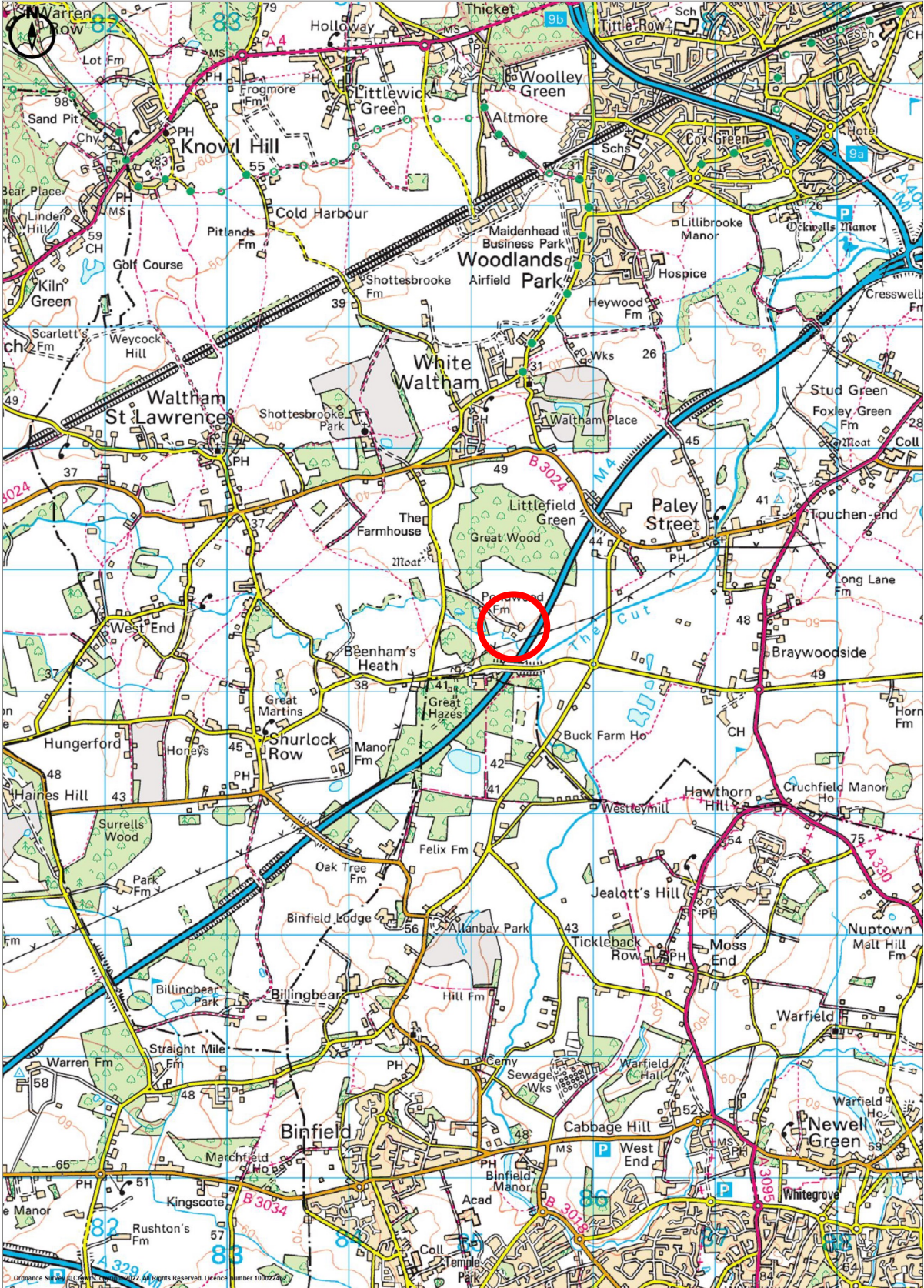
Jack Clegg on 01628 777666 for further details.

[www.pskrural.co.uk](http://www.pskrural.co.uk)

# 1.50 ACRES COMPRISING OF LAKE AND SURROUNDING LAND WHITE WALTHAM, BERKSHIRE



# 1.50 ACRES COMPRISING OF LAKE AND SURROUNDING LAND WHITE WALTHAM, BERKSHIRE



**1.50 ACRES COMPRISING OF LAKE AND SURROUNDING LAND  
WHITE WALTHAM, BERKSHIRE**

