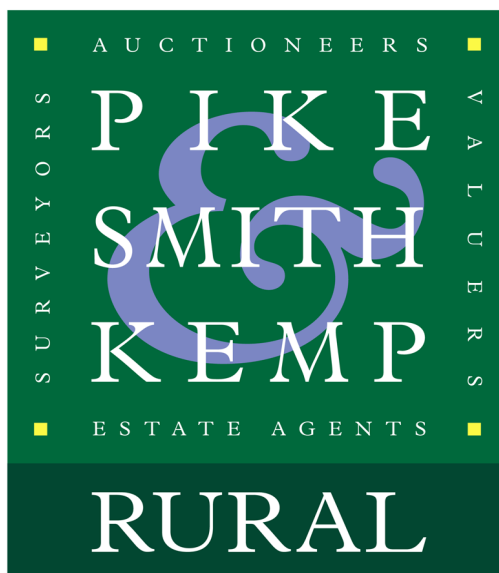


Pike Smith & Kemp Rural
The Old Dairy
Hyde Farm
Marlow Road
Maidenhead
Berkshire
SL6 6PQ



Tel: 01628 777666
Email: info@pskrural.co.uk

FOR SALE

1.72 ACRES OF PASTURELAND
WALTHAM FARM, WALTHAM ST LAWRENCE, READING,
BERKSHIRE, RG10 0HP



GUIDE PRICE: £150,000.00

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.

1.72 ACRES OF PASTURELAND AT WALTHAM ST LAWRENCE , BERKSHIRE, RG10 0HP

Introduction

Two fenced blocks of permanent pastureland, located in the picturesque village of Waltham St Lawrence. The land is ideally suited for grazing of horses or livestock and is situated in a rural location, with easy access to nearby towns such as Maidenhead or Twyford.

Location

The property is situated in the rural area of Waltham St Lawrence with access off the Shurlock Road, 6 miles away from Maidenhead and Twyford being 3 miles away.

The Land

The property comprises a two fully fenced fields of well managed pastureland. The land has historically been used for grazing and the boundary hedges and fencing are stockproof and generally in good order.

Bridleways & Hacking

There are a number of bridleway paths within a 3 mile radius of the property and the nearby lanes provide relatively quiet riding. There are also numerous pubs which welcome horse riders

Access

The property has a vehicular access off the Shurlock Road via a seven-bar gate on the western boundary, this leads to a private driveway over which a right of way will be granted to the purchaser, as shown shaded in green on the sale plan.

Services

There is a mains water supply connected to the land. The land does not currently benefit from electricity, however it is believed there is a mains supply in the near vicinity.

Planning and Development

The property is located in the administration area of The Royal Borough of Windsor and Maidenhead. The land is designated as being situated within the Green Belt and also a designated Local Wildlife Site and the Environment Agency Flood Map designates the land as falling within Flood Zone 3.

Planning was granted in 2012 (12/03531/FULL) for a block of 4 stables with a tack room and store, however, this consent was not implemented.

Method of Sale

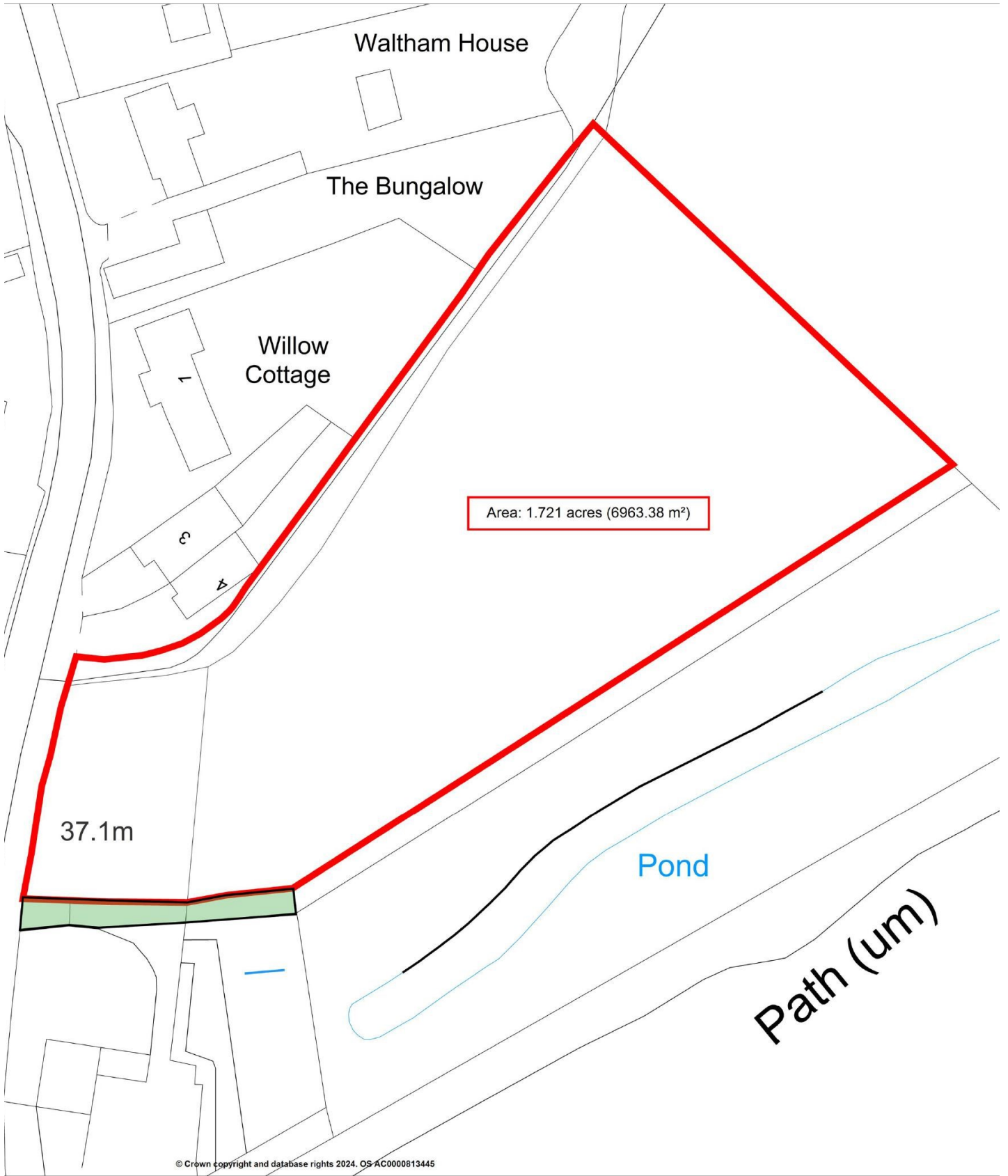
The property is being offered for sale as a whole.

Tenure

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



SALE PLAN



1.72 ACRES OF PASTURELAND AT WALTHAM ST LAWRENCE BERKSHIRE, RG10 0HP

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.

Land Registry

The property is registered as a larger parcel of land and will be split when a sale has taken place.

Local Authority

The Royal Borough of Windsor and Maidenhead, Town Hall, St Ives Road, Maidenhead, SL6 1RF
Telephone: 01628 683800

Viewings

By prior appointment with Pike Smith & Kemp Rural.

Contact

Emma Freeman or John Hunt on 01628 777666 for further details.

