



Tel: 01628 777666

FOR SALE

FISHING LAKE WITH LAND SMEWINS ROAD, WHITE WALTHAM, BERKSHIRE



GUIDE PRICE: £210,000



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

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



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Introduction

Attractive and well stocked fishing lake with surrounding land, extending in total to 3.30 acres, situated in a desirable rural location, ideally suited for sporting, conservation or amenity.

Location

The property is located off Smewins Road, 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, fishing swims and paths.

Specifically, the lake extends to 0.70 acres and runs to approximately 350m in length.

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

The surrounding land is down to grass with wild flowers and includes individual paths leading to the numerous timber fishing swims located alongside the lake.

Access

The property benefits from a private gated vehicular access off Smewins Road with gravelled parking area.

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.

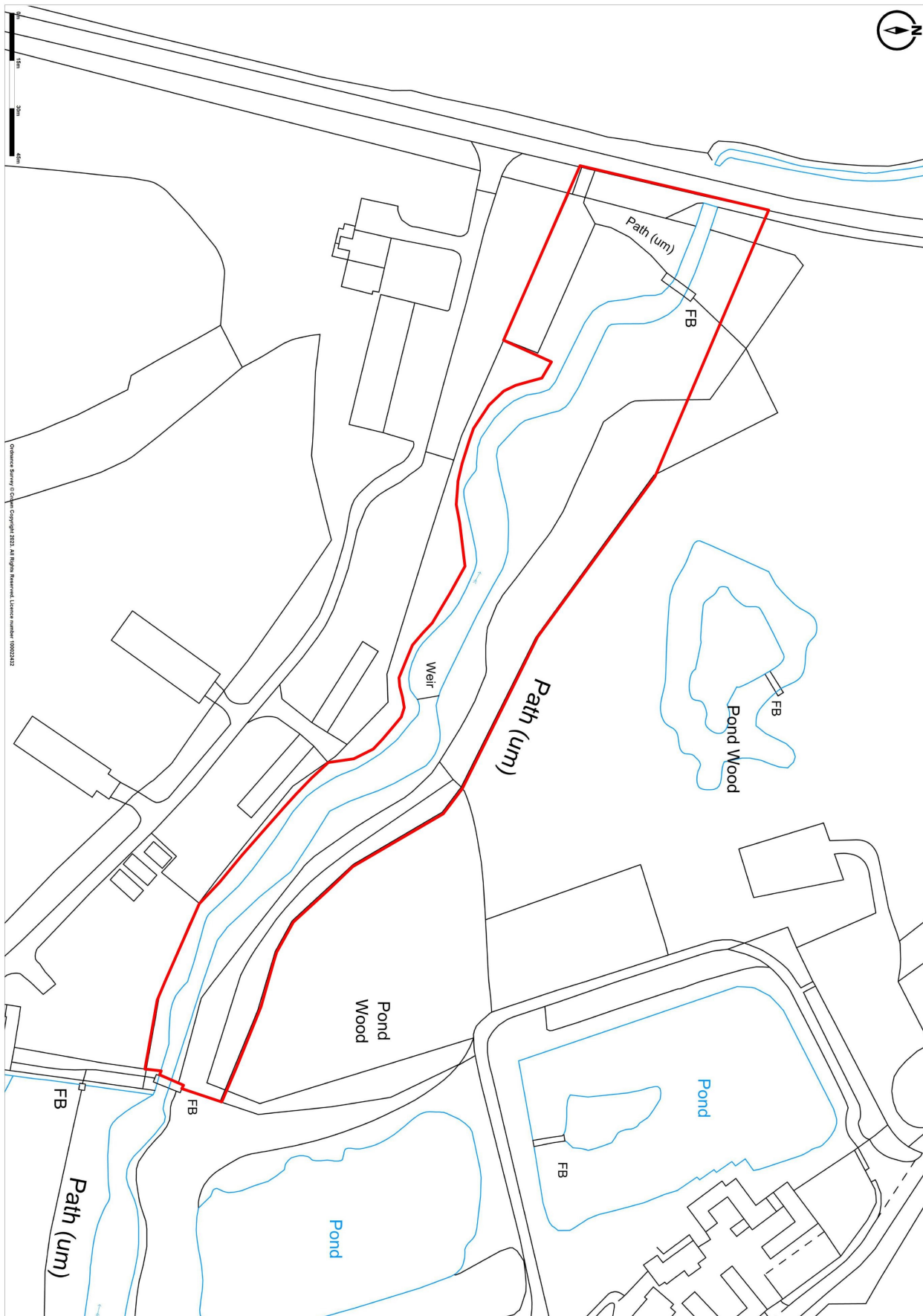
Viewings

By prior appointment with Pike Smith & Kemp Rural.

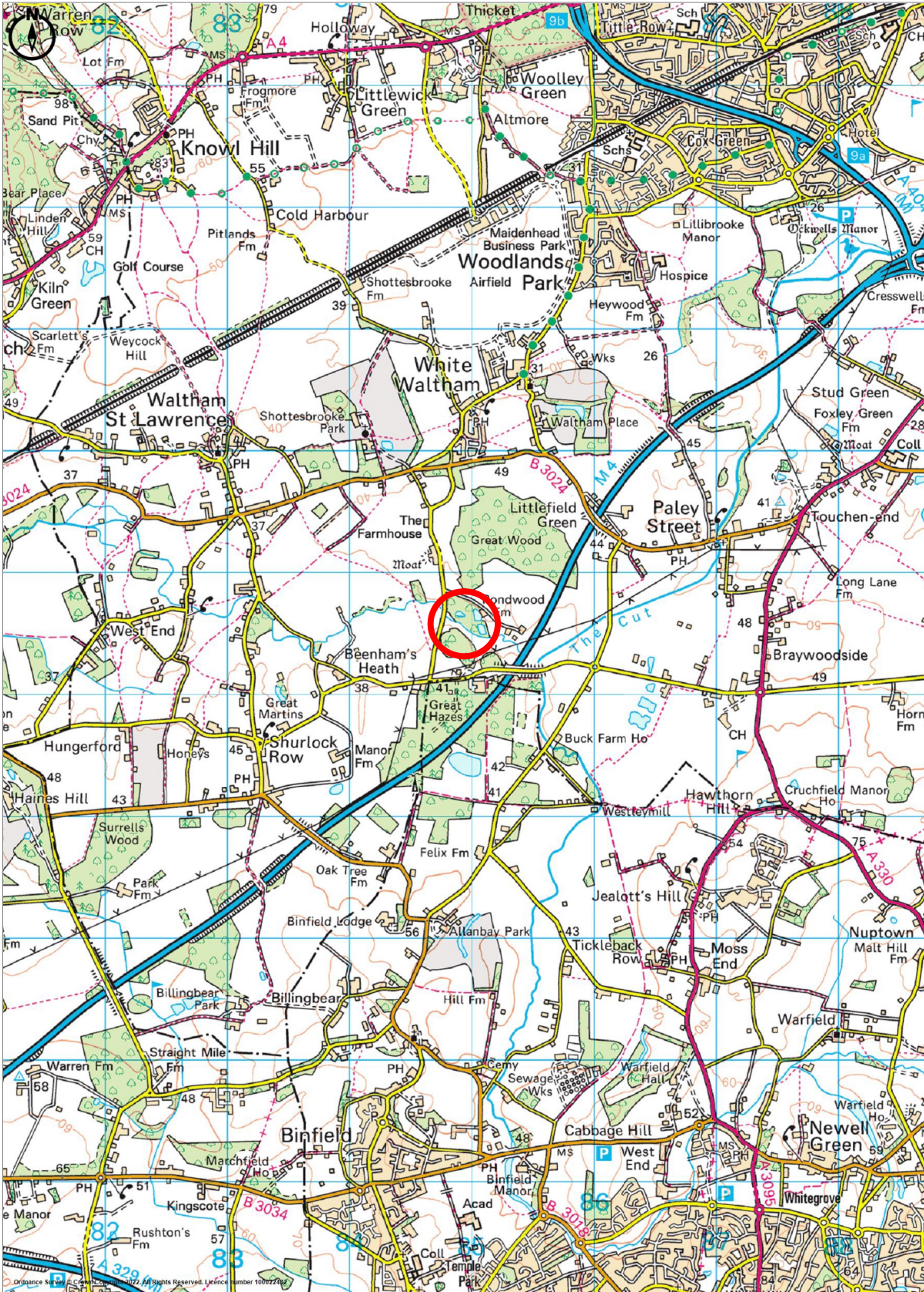
Contact

John Hunt on 01628 777666 for further details.

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