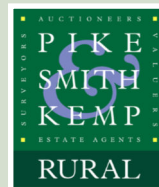


**PATTERDALE FARM**  
**BLACKBIRD LANE**  
**BERKSHIRE**  
**SL6 3SX**







**PATTERDALE FARM**  
**BLACKBIRD LANE, MAIDENHEAD, BERKSHIRE, SL6 3SX**

WINDSOR - 4.6 MILES    MAIDENHEAD - 4.2 MILES    MARLOW - 7.1 MILES    HENLEY - 8.5 MILES    READING - 10.8 MILES    CENTRAL LONDON - 25.2 MILES

M4 JUNCTION 8/9 - 3.7 MILES    M3 JUNCTION 3 - 8.0 MILES    M25 JUNCTION 14 - 8.5 MILES

**RESIDENTIAL SMALLHOLDING CONSISTING OF AGRICULTURAL & EQUESTRIAN BUILDINGS AS  
WELL AS SELF-CONTAINED RESIDENTIAL DWELLING SET WITHIN 8.528 ACRES BENEFITTING  
FROM PRIVATE DRIVEWAY SET WITHIN THE PICTURESQUE ROLLING COUNTRYSIDE  
LOCATED BETWEEN MAIDENHEAD & WINDSOR**

RESIDENTIAL DWELLING

8.528 ACRES OF FENCED AND WATERED PASTURELAND

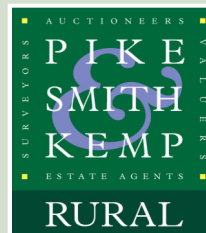
TWO OPEN FRONTED MONO PITCH ROOF PORTAL FRAME BARNS EXTENDING TO 2,475 SQ.FT. OFFERING POTENTIAL  
FOR CONVERSION TO EITHER RESIDENTIAL OR FLEXIBLE COMMERCIAL USES STPP

STRAIGHT RUN OF 14 LOOSEBOXES EXTENDING TO 1370 SQ.FT.

TWO BRICK BUILT STABLES TOTALLING 650 SQ.FT.

MAINS WATER AND MAINS ELECTRICITY

PRIVATE DRIVEWAY



Pike Smith & Kemp Rural

Tel: 01628 777666

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







# SITUATION

## & DIRECTIONS

### INTRODUCTION

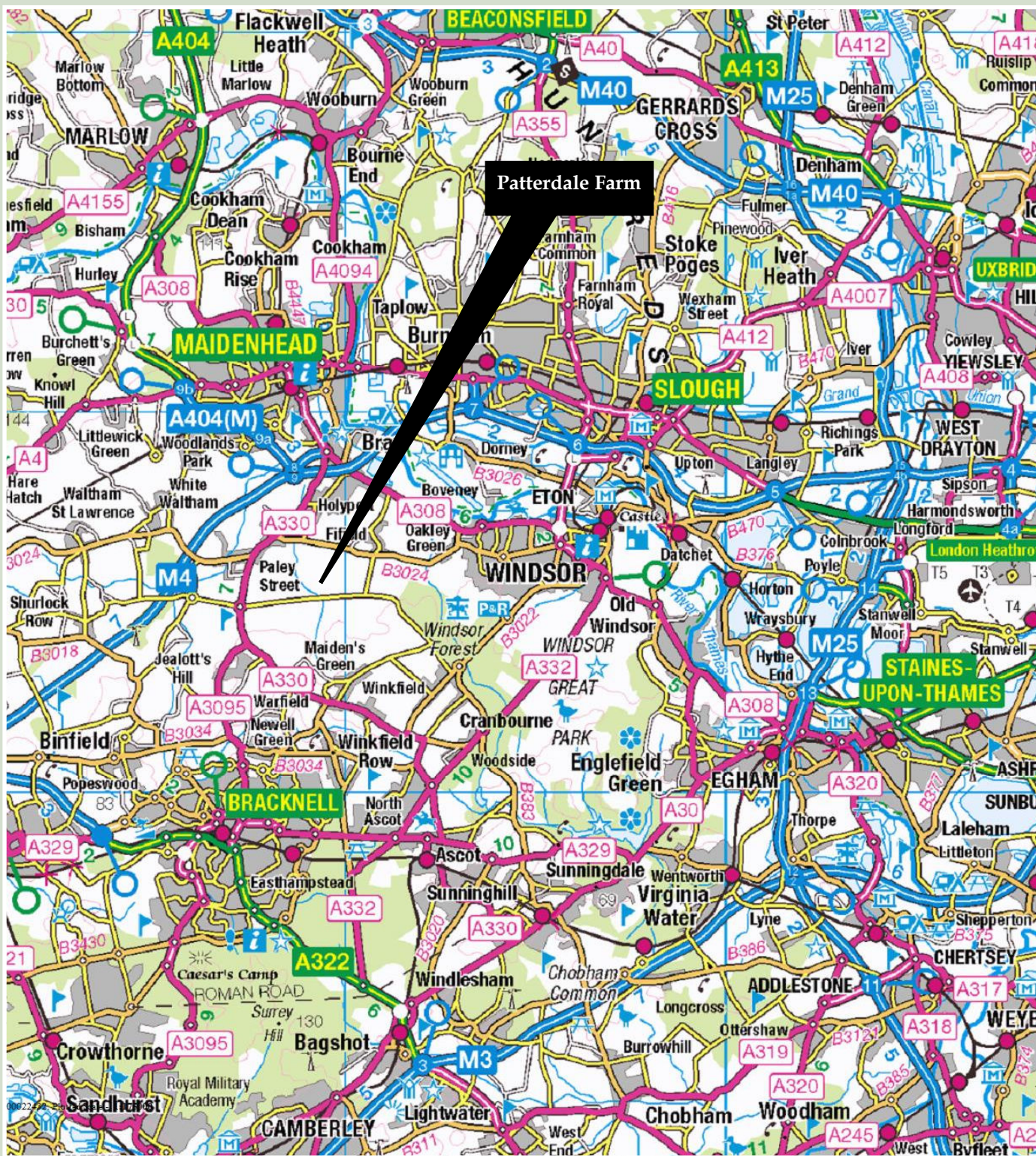
Located in the parish of Bray, Patterdale Farm has the villages of Holyport, Fifield and Bray in its vicinity. With a residential dwelling, substantial pastureland acreage plus equestrian and agricultural buildings this attractive small holding is set in a picturesque and tranquil location.

The village of Bray is home to The Fat Duck and The Waterside, both of which have three Michelin stars and the surrounding area boasts numerous acclaimed pubs and restaurants. Windsor is also close by, as is the idyllic town of Marlow. Within easy reach of London (25 miles) with fast trains available during peak hours from Maidenhead station.

A good selection of schools are available in the surrounding areas including a Braywood Montessori, Claires Court Preparatory School, Windsor Boys, Holyport College and Eton College. Along with recreational facilities including the Royal County of Berkshire Polo Club, Guards Polo Club, Coworth Polo Club, Wentworth and Ascot Racecourse

### DIRECTIONS

From the M4 (Junction 8/9) take the A308(M) exit and stay on A308(M) heading to Maidenhead. At the first roundabout, take the 4th exit onto Ascot Rd/A330. Continue to follow A330 for about 3 miles. At the next roundabout, take the 1st exit onto Drift Rd. Go along this road for a mile and Patterdale Farm entrance gate is on your left.





# BUILDINGS

Upon entering the property you come into the central courtyard.

Around this courtyard is the residential dwelling and the main agricultural and equestrian buildings.

The residential dwelling comprises one double bedroom, open Plan living room, dining room and kitchen along with shower room which was granted consent under application number 17/02245/CLD and extends to circa 80 sq.m.

The agricultural buildings comprise of two open fronted mono pitch roof to portal frame barns extending in total to 230 sq.m. located either side of the residential dwelling and facing into a central concrete yard area.

The equestrian buildings comprise of a straight run of loose boxes extending to circa 127 sq.m. located opposite the dwelling and facing into the central concrete courtyard.

Away from the main courtyard there are two out lying brick stable buildings, one located adjacent to the main entrance and another situated within the long southern most paddock. In total these extending to approximately 60 sq.m.

The entrance to the property is off Blackbird Lane benefits from a gated entrance leading into initial hard-core parking area with a hard-core track leading between the paddocks to the main group of buildings located towards the centre of the property.





# THE PADDOCKS

The paddocks are gently undulating, with the boundaries delineated by fencing and mature hedgerows and each paddock is delineated by timber post and rail fencing.

The property benefits from mains water supply and mains electricity.

The soil type is classified by the Soils Survey of England and Wales as being predominantly made up from the Wickham 4 Series, described as:

*Slowly permeable seasonally waterlogged fine loamy over clayey and fine silty over clayey soils associated with similar clayey soils, often with brown subsoils.*





# SALE PLAN





# GENERAL REMARKS AND STIPULATIONS

## SERVICES

The property benefits from a mains water supply to the central buildings and field troughs. Mains electricity is connected to the central buildings.

## 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.

The area as shaded yellow on the Sale Plan does not part of the Vendor's registered Title but has been adversely possessed by the Vendor for a period in excess of 10 years and the property will be sold with the benefit of evidence provided by the Vendor.

The property benefits from an unrestricted right of way, with and without vehicles, over and along the private road known as Blackbird Lane.

## BASIC PAYMENT SCHEME

Not applicable.

## 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 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 is a public footpath crossing the property.

We understand that the property enjoys unrestricted rights of way over and along Blackbird Lane subject to a contribution towards maintenance.

## 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, MINERAL AND TIMBER RIGHTS

These are included insofar as they are owned.

## PLANNING AND DEVELOPMENT

The property is located within the Greenbelt.

Certificate of Lawful Development - Granted July 2017 (17/02245 CLD) for dwelling.

We understand that the two larger portal frame barns have been used to date for agricultural purposes which can be confirmed in a Statutory Declaration from the vendor.

As such these buildings would potentially benefit from Permitted Development Rights under Class Q of the General Permitted Development Order 2015, as amended for conversion to residential dwelling's.

Further these building also benefit from Permitted Development Rights under Class R of the General Permitted Development Order 2015, as amended for conversion to a flexible commercial use which would include B8 storage and Distribution, Leisure (including stables, Retails, etc.

The Stables at the property have been used for commercial equestrian purposes for a period in excess of 10 years as can be confirmed on a Statutory Declaration from the Vendor.

## LOCAL AUTHORITY

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

## PHOTOGRAPHS

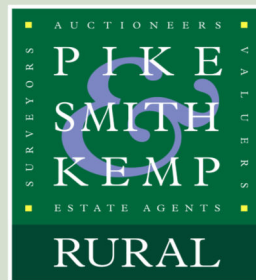
The photographs in these particulars were taken in May 2018. Any fixtures, fittings or equipment shown in the photographs are not necessarily included in the sale.

## VIEWINGS

By prior appointment with Pike Smith & Kemp Rural .

Contact Tom McArdle or John Hunt on 01628 777 666 for further details.





#### **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.