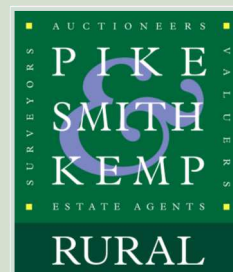


RANELAGH FARMHOUSE

WINKFIELD, WINDSOR, BERKSHIRE, SL4 4TN





RANELAGH FARMHOUSE

WINKFIELD, WINDSOR, BERKSHIRE, SL4 4TN

DETACHED FIVE BEDROOM FARMHOUSE AND DOUBLE GARAGE WITHIN ITS OWN GARDENS, ALONG WITH A POLO ARENA AND PASTURELAND EXTENDING TO 5.35 ACRES AS WELL AS AN ADJOINING RESIDENTIAL DEVELOPMENT SITE WITH PLANNING CONSENT FOR A 3 BEDROOM RESIDENTIAL DWELLING FOLLOWING THE DEMOLITION OF EXISTING BUILDINGS, SITUATED ON THE EDGE OF THE VILLAGE OF WINKFIELD IN EAST BERKSHIRE.

ASCOT - 3.5 MILES

WINDSOR - 4.3 MILES

SUNNINGDALE - 5.0 MILES

LONDON - 27.8 MILES

M4 JUNCTION 6 - 5.2 MILES

M25 JUNCTION 13 - 7.0 MILES

M3 JUNCTION 3 - 8.4 MILES

ROYAL BERKSHIRE POLO CLUB - 0.2 MILES

ASCOT RACECOURSE - 2.0 MILES

GUARDS POLO CLUB - 5.0 MILES

LOT 1

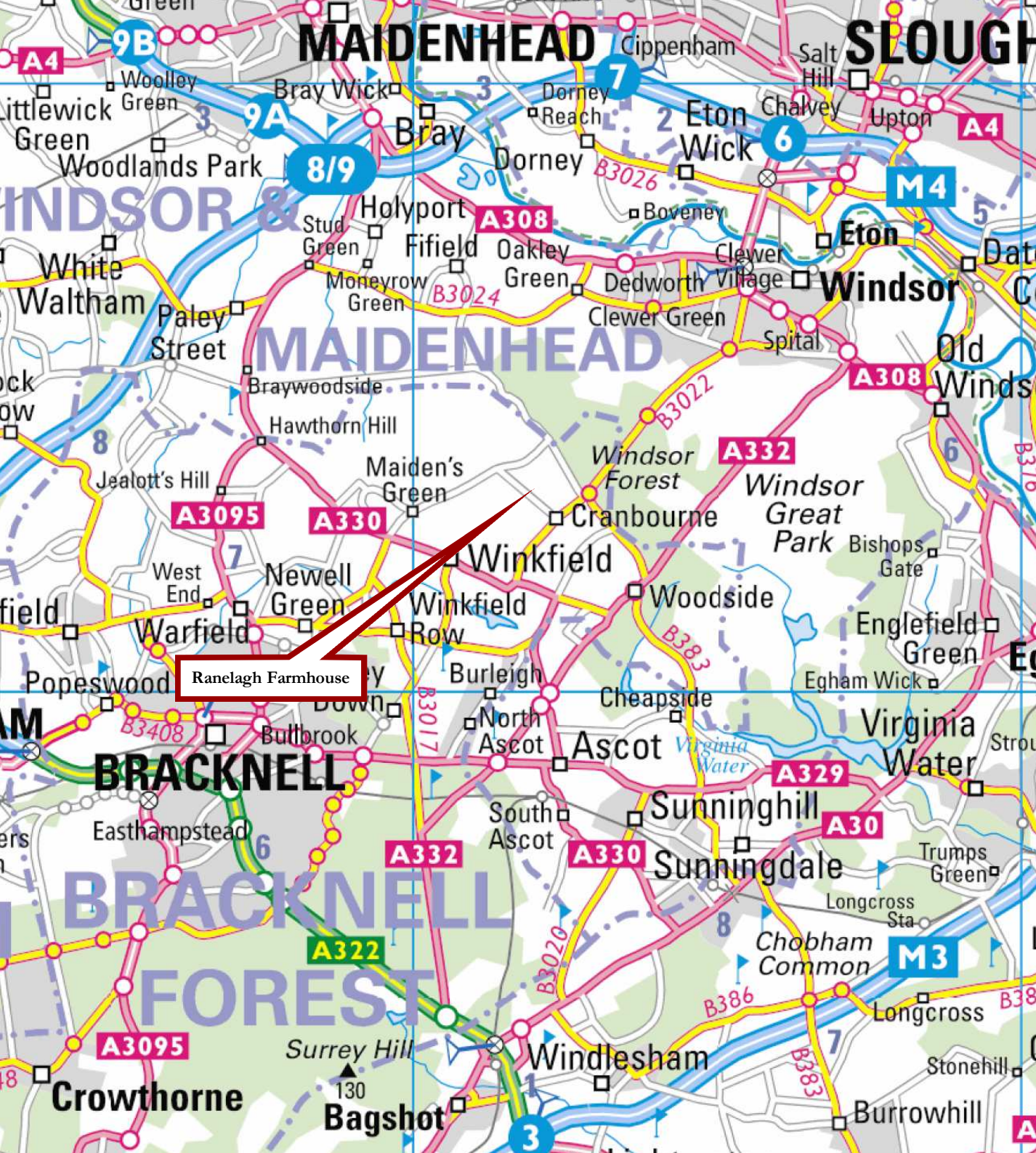
DETACHED FIVE BEDROOM FARMHOUSE, DOUBLE GARAGE, POLO ARENA, PASTURELAND AND ITS OWN ACCESS EXTENDING TO APPROXIMATELY 5.35 ACRES.

LOT 2

RESIDENTIAL DEVELOPMENT SITE WITH PLANNING CONSENT FOR A 3 BEDROOM RESIDENTIAL DWELLING WITH A TOTAL FLOOR AREA OF 133 SQUARE METRES SET WITHIN 0.35 ACRES OF WHICH THE BRACKNELL FOREST COUNCIL PLANNING REFERENCE NUMBER IS 17/00213/FUL.

AVAILABLE AS A WHOLE OR AS TWO LOTS

IN ALL 5.7 ACRES



SITUATION

RANELAGH FARMHOUSE IS SITUATED WITHIN THE RENOWNED POLO DISTRICT IN WINKFIELD, ADJACENT TO THE ROYAL BERKSHIRE POLO CLUB AND CLOSE TO GUARDS POLO IN BERKSHIRE.

THERE IS AN ABUNDANCE OF RECREATIONAL AND LEISURE FACILITIES WITHIN EASY REACH OF RANELAGH FARM INCLUDING: POLO AT THE ROYAL COUNTY OF BERKSHIRE POLO CLUB AND GUARDS POLO CLUB. GOLF AT THE OXFORDSHIRE, HARLEYFORD, WENTWORTH AND WINTER HILL GOLF CLUBS. HORSE RACING AT ASCOT, WINDSOR, EPSOM AND NEWBURY. SHOOTING AT E.J.CHURCHILL SHOOTING GROUND.

DIRECTIONS

M4 JUNCTION 6

LEAVE THE M4 AT JUNCTION 6 AND TAKE THE ROUNDABOUT EXIT ONTO THE A355 AND CONTINUE FOR 1.5 MILES. AT THE ROUNDABOUT TAKE THE THIRD EXIT ONTO IMPERIAL ROAD/ B3175 AND FOLLOW FOR 0.7 MILES. TURN RIGHT ONTO ST. LEONARDS ROAD/B3022 AND CONTINUE GOING THROUGH ONE ROUNDABOUT. AFTER HALF A MILE TURN RIGHT ONTO CROUCH LANE AND THE PROPERTY WILL BE ON YOUR RIGHT HAND SIDE.

M3 JUNCTION 3

LEAVE THE M3 AT JUNCTION 3 AND TAKE THE ROUNDABOUT EXIT ONTO THE A322 AND FOLLOW FOR 1.9 MILES. AT THE ROUNDABOUT TAKE THE SECOND EXIT ONTO SWINLEY ROAD/ A332 AND CONTINUE, GOING THROUGH THREE ROUNDABOUTS. AFTER 3.9 MILES TAKE THE ROUNDABOUT FIRST EXIT ONTO WINKFIELD ROAD/A330 AND CONTINUE TO FOLLOW FOR 1 MILE. TURN LEFT ONTO LOVEL ROAD/A330 AND AFTER 0.4 MILES TURN RIGHT ONTO NORTH STREET/B3022. AFTER 0.7 MILES TURN LEFT ONTO CROUCH LANE AND THE PROPERTY WILL BE ON YOUR RIGHT HAND SIDE.

LOT 1 - THE FARMHOUSE, LAND AND POLO ARENA

HOUSE

EXTENDED AND RENOVATED FIVE BEDROOM DETACHED HOUSE AND DOUBLE GARAGE SET WITHIN ITS OWN GARDENS WITH TWO BRICK PILLAR ENTRANCES.



LAND

THE LAND IS DIVIDED INTO 8 PADDOCKS BY WAY OF TIMBER POST AND WIRE FENCING. ON THE SOUTH EASTERN BOUNDARY IS A FOOTPATH NAMED, BC:10, WINKFIELD 5.



POLO ARENA

THE ARENA IS HIGH BOARDED WITH A SAND AND FIBRE SURFACE WHICH EXTENDS TO 100' X 200', IDEAL FOR POLO. THERE IS ALSO A RAISED VIEWING AREA.

EXTENDS TO A TOTAL OF 5.35 ACRES

LOT 2 - RESIDENTIAL DEVELOPMENT

APPLICATION 17/00213/FUL WAS APPROVED IN 2017 FOR THE ERECTION OF A DETACHED TWO STOREY 3 BEDROOM DWELLING AND CHANGE OF USE OF LAND FROM EQUESTRIAN TO RESIDENTIAL FOLLOWING THE DEMOLITION OF EXISTING BUILDINGS.

THERE ARE 6 PRE-COMMENCEMENT CONDITIONS WHICH INCLUDE CONDITION 03 (MATERIALS), CONDITION 05 (SITE CLEARANCE), CONDITION 07 (BIODIVERSITY ENHANCEMENTS), CONDITION 08 (LANDSCAPING), CONDITION 09 (BOUNDARY TREATMENTS), AND CONDITION 10 (SUSTAINABILITY STATEMENT), OF WHICH THE PLANNING REFERENCE NUMBER IS 17/00105/COND. OUT OF THE 6 CONDITIONS, CONDITION 03 (MATERIALS) AND CONDITION 10 (SUSTAINABILITY STATEMENT) HAVE BEEN DISCHARGED AND THEREFORE THE REMAINING 4 CONDITIONS NEED TO BE ACCEPTED PRIOR TO COMMENCEMENT OF THE DEVELOPMENT.



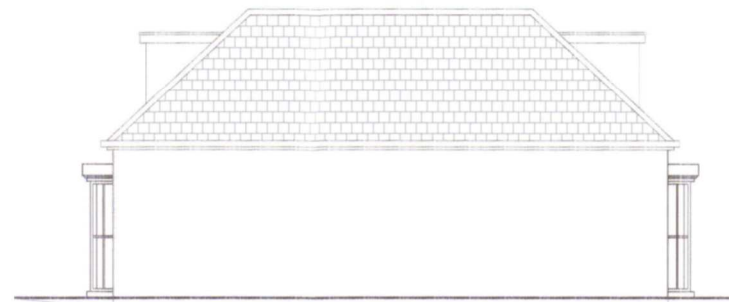
APPROVED FLOOR PLANS FOR RESIDENTIAL DEVELOPMENT

5.10m

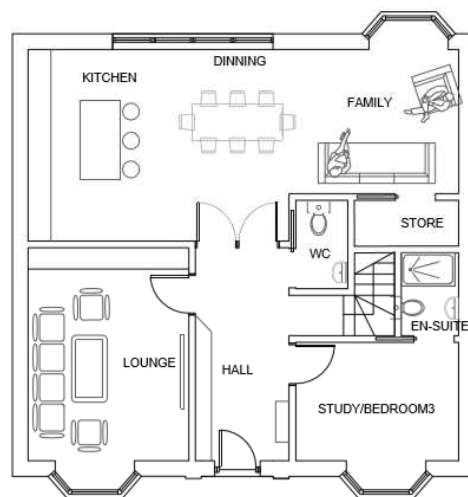
2.76m



FRONT ELEVATION



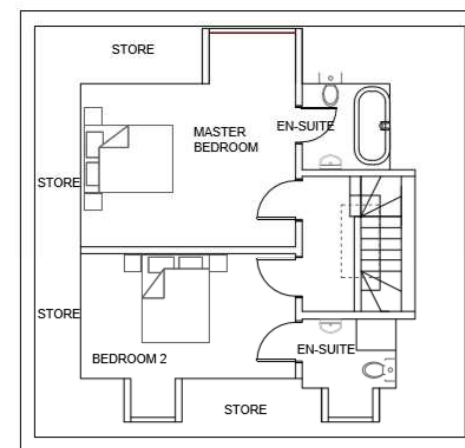
SIDE ELEVATION



GROUND FLOOR:

GIFA—92M²

TOTAL FLOOR AREA: 133M²



FIRST FLOOR:

GIFA—42M²

NOT TO SCALE

For identification purposes only.

For identification purposes only.

General Remarks

& Stipulations

Services

Mains water, electricity and drainage are available in Lot 1 and Lot 2. The paddocks benefit from mains fed water troughs.

Tenure

The property will be sold with vacant possession.

Single Payment Scheme

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

Planning/Development

Ranelagh Farm is located within the Bracknell Forest Council planning authority area in the County of Berkshire. Local Planning Policy is set out within the Bracknell Forest Council Local Plan 2002, Core Strategy 2008 and Proposals Map. The property lies within the Metropolitan Greenbelt.

Method of Sale

Ranelagh Farm is offered for sale as a whole or as two lots by private treaty.

Sporting Rights

The sporting rights are included insofar as they are owned.

Timber & Mineral Rights

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

Photographs

The photographs in these particulars were taken in June 2019. Any fixtures, fittings or equipment shown in the photographs are not necessarily 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.

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. Where known boundary maintenance responsibilities will be shown by the T marks on the sale plan. Should the property be sold in lots then the selling agents will stipulate boundary responsibility between the various parts.

Authorities

Bracknell Forest Council

Time Square, Market Square, Bracknell, Berkshire, RG12 1JD

Telephone: 01344 352 000

DEFRA

Nobel House, 17 Smith Square, London, SW1P 3JR. (Tel: 08459 335577)

Scottish & Southern Electricity

Inveralmond House, 200 Dunkeld Way, Perth, PH1 3AQ. (Tel: 0845 7444 555)

Thames Water Utilities Limited

Clearwater Court, Vastern Road, Reading, Berkshire, RG1 8DB. (Tel: 0845 519 15 23)

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.

Postcode

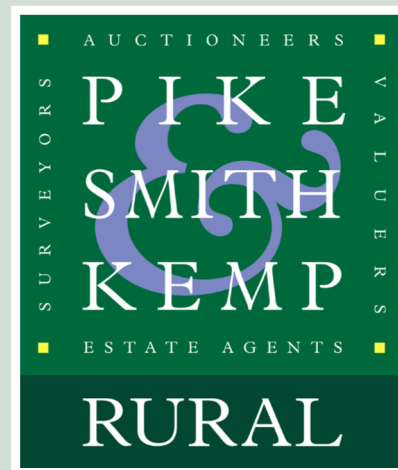
SL4 4TN

Viewing

Viewings of the property will be strictly by appointment only through the agents Pike Smith & Kemp Rural.

Contact

Tom McArdle or Eva Gascoigne on 01628 777666



IMPORTANT NOTICE

Pike Smith & Kemp Rural, their Clients and any joint agents 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 have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.