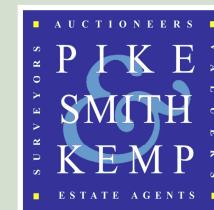
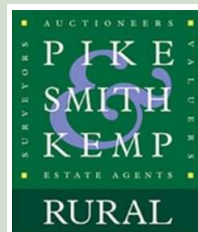


SAWFORDS

CHURCH LANE, COOKHAM DEAN, BERKSHIRE, SL6 9PH





SAWFORDS

CHURCH LANE, COOKHAM DEAN, BERKSHIRE, SL6 9PH

AN ATTRACTIVE TWO STOREY TRADITIONAL BUILDING LOCATED WITHIN THE CENTRE OF THE VILLAGE OF COOKHAM DEAN COMPRISING A 4 BEDROOM FIRST FLOOR RESIDENTIAL APARTMENT AND 3315 SQ.FT OF GROUND FLOOR FINANCIAL AND PROFESSIONAL OFFICES INCLUDING A FRONT FORECOURT PROVIDING PARKING.

MARLOW - 2.3 MILES MAIDENHEAD - 3.1 MILES BEACONSFIELD - 5.2 MILES WINDSOR - 7.5 MILES HENLEY - 8.2 MILES CENTRAL LONDON - 25 MILES

A404 - 3 MILES LINKING TO JUNCTION 4 OF M40 JUNCTION - 4 MILES JUNCTION 8/9 OF M4 - 4.7 MILES

THE GROUND FLOOR OFFICES

Potential for conversion of the offices into a range of alternative commercial uses including Retail, Restaurants, Cafes, Light Industry and/or Research and Development as is permissible under the Use Classes Order 1987 as amended without the need to apply for a planning permission.

Due to the layout of the premises and the location within a large village close to Maidenhead, Marlow, Beaconsfield and Henley on Thames the ground floor would be ideally suited as restaurant premises perhaps with an ancillary retail element

THE FIRST FLOOR APARTMENT

A self contained 4 bedroom apartment with independent access extending to 2163 sq.ft and consisting of a master bedroom suite with dressing room, en-suite shower room and double bedroom with access to a balcony deck area, 3 further double bedrooms (one with en-suite shower room), family bathroom, 4 double bedrooms, large open plan living room with dining area and kitchen.

Planning Permissions have been granted for 1) the conversion of the first floor apartment into 2 self contained residential apartments in addition to 2) a further consent granted for conversion of both the first floor and ground floor into 5 self contained apartments.

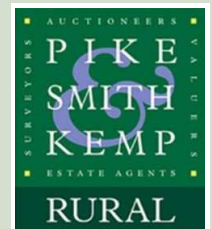


Pike Smith and Kemp Cookham

Tel: 01628 532010

pskweb.co.uk

AVAILABLE AS A WHOLE OR IN TWO LOTS



Pike Smith and Kemp Rural

Tel: 01628 77766

pskrural.co.uk

THE COMMERCIAL PREMISES

The office space extends to 308 sq.m. (3315 sq.ft) consisting of central open plan reception and desk space along with individually partitioned office suites and meeting rooms all benefitting from Cat 2 lighting, air conditioned heating and cooling and Cat 5 data cabling and sockets along with fully fitted kitchen and 2 pairs of separate sex toilets and a useful basement providing dry storage.

The building benefits from a large open glazed frontage on Bigfrith Lane offering potential for advertising as well as an attractive outlook onto the village.

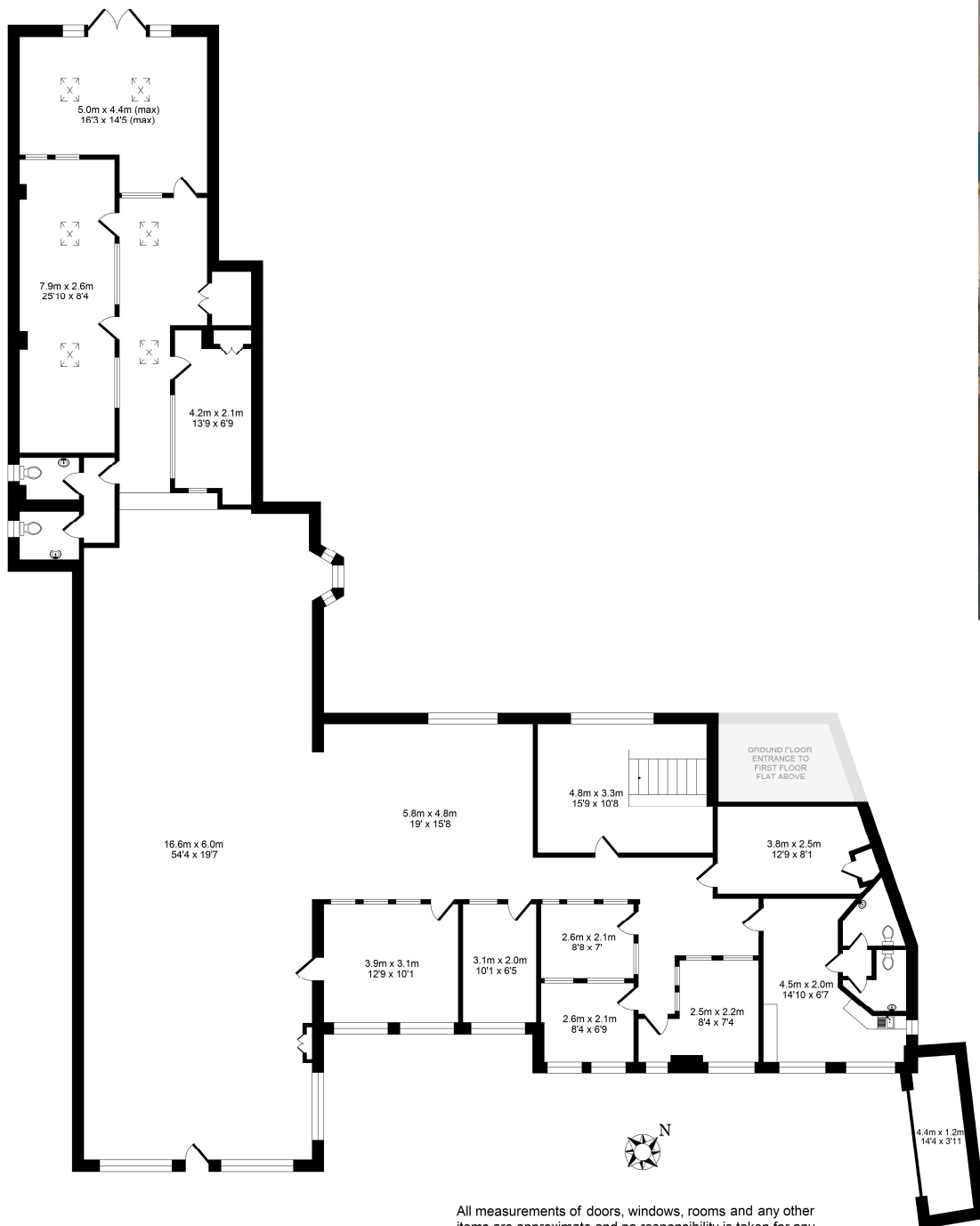
To the front of the premises is a paved forecourt area providing parking for 6 cars as well as a small motorcycle garage/store with garage door access.

The premises were formerly the Village Car Vehicle Garage offering mechanical servicing as well as car sales including vintage and classic cars. Planning Consent 99/34109/FULL was granted on 14th October 1999 for change of use of Garage Showroom and Workshop to offices whereby no conditions were imposed upon the office use.

The Office use thereby falls into Class E of the Use Classes Order 1987, as amended. It is permissible without any need to seek planning permission to change the use of the entire ground floor premises or any part or parts to any other use falling within the same Class E. Other uses within Class E include Restaurants, Cafes, Hot Food , Takeaway, Research and Development, Light Industrial and Retail in addition of general Offices and Financial and Professional Offices.

In addition Permitted Development Rights allow for the Change of Use of Offices to dwelling houses under Class O of the General Permitted Development Order 1015, as amended., wherein such a consent was previously granted 18/02982/CLASSO on 14th December 2018 for conversion to 2no. x 2 bedroom and 1 no. x 1 bedroom apartments but is yet to have been implemented.





All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale.



Energy performance certificate (EPC)

A & J Wealth Management
Sawfords, Biglith Lane
Cookham
MAIDENHEAD
SL6 9PH

Energy rating

D

Valid until

7 September 2027

Certificate number

0980-0633-4829-6678-7002

Property type

B1 Offices and Workshop businesses

Total floor area

306 square metres

THE 4 BEDROOM RESIDENTIAL APARTMENT

A superb opportunity to acquire a very spacious 4 bedroom, first floor apartment of considerable charm and character located in the heart of Cookham Dean. The striking accommodation, featuring exposed beams benefits from a particularly light and spacious feel and provides well proportioned, versatile accommodation to include:

PRIVATE ENTRANCE HALL (accessed off School Lane)

SPACIOUS FIRST FLOOR LANDING * 25' DUAL ASPECT LIVING ROOM *

STUNNING KITCHEN/DINING WITH VAULTED CEILING & EXPOSED BEAMS *

MASTER SUITE COMPRISING BEDROOM WITH FRENCH DOORS TO

ROOF TERRACE, DRESSING ROOM & EN-SUITE * 3 FURTHER DOUBLE BEDROOMS *

FAMILY BATHROOM * ROOF TERRACE

Cookham Dean is a highly regarded rural village surrounded by National Trust land, it has an historic Village Church and a selection of Gastro pubs/restaurants, there is an excellent range of Primary and Secondary schooling options, both State, Grammar and Independent. Cookham Village and Cookham Rise are in close proximity providing shopping and amenities including a Library, Medical Centre and branch line station serving Paddington & Central/East London via Crossrail (anticipated 2022). Picturesque Cookham village offers Riverside walks, Sailing Club & The Stanley Spencer Gallery. The bustling market town of Marlow and the M4, M40 and M25 motorways are all easily accessible.

The property is located 50m to the south east of The Jolly Farmer Public House as well as St. John The Baptist Church. Cookham Dean CE Primary School for ages 4 to 11 years old is located approximately 200m to the south west of the property.



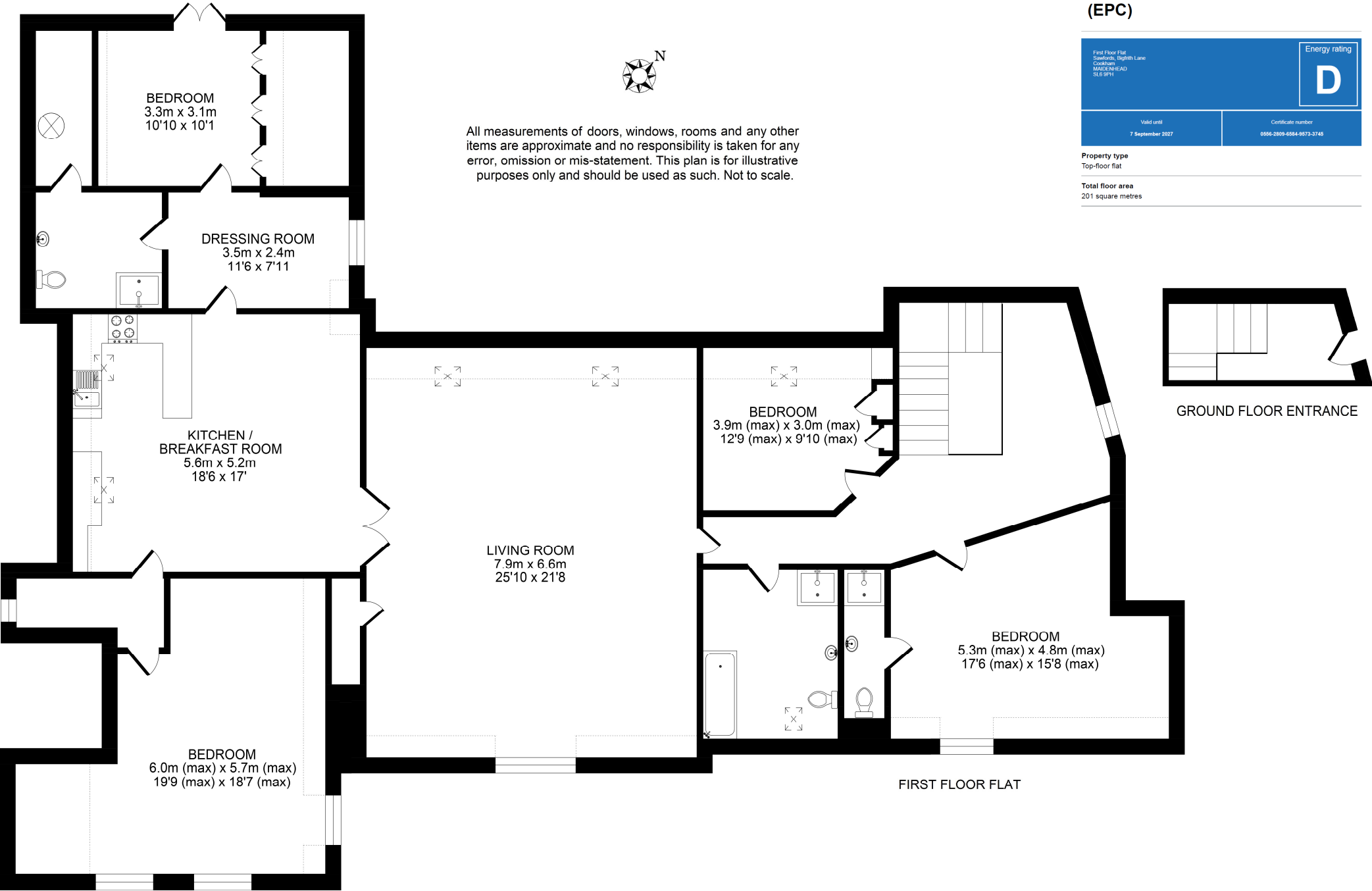
Energy performance certificate
(EPC)

First Floor Flat Sawford, Belfry Lane Cottingham M43 9PE SLR 9P1		Energy rating D
Valid until 7 September 2027	Certificate number 0556-2809-6584-6573-3745	

Property type
Top-floor flat

Total floor area
201 square metres

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale.



PERMITTED PLANS FOR 19/00968/FULL

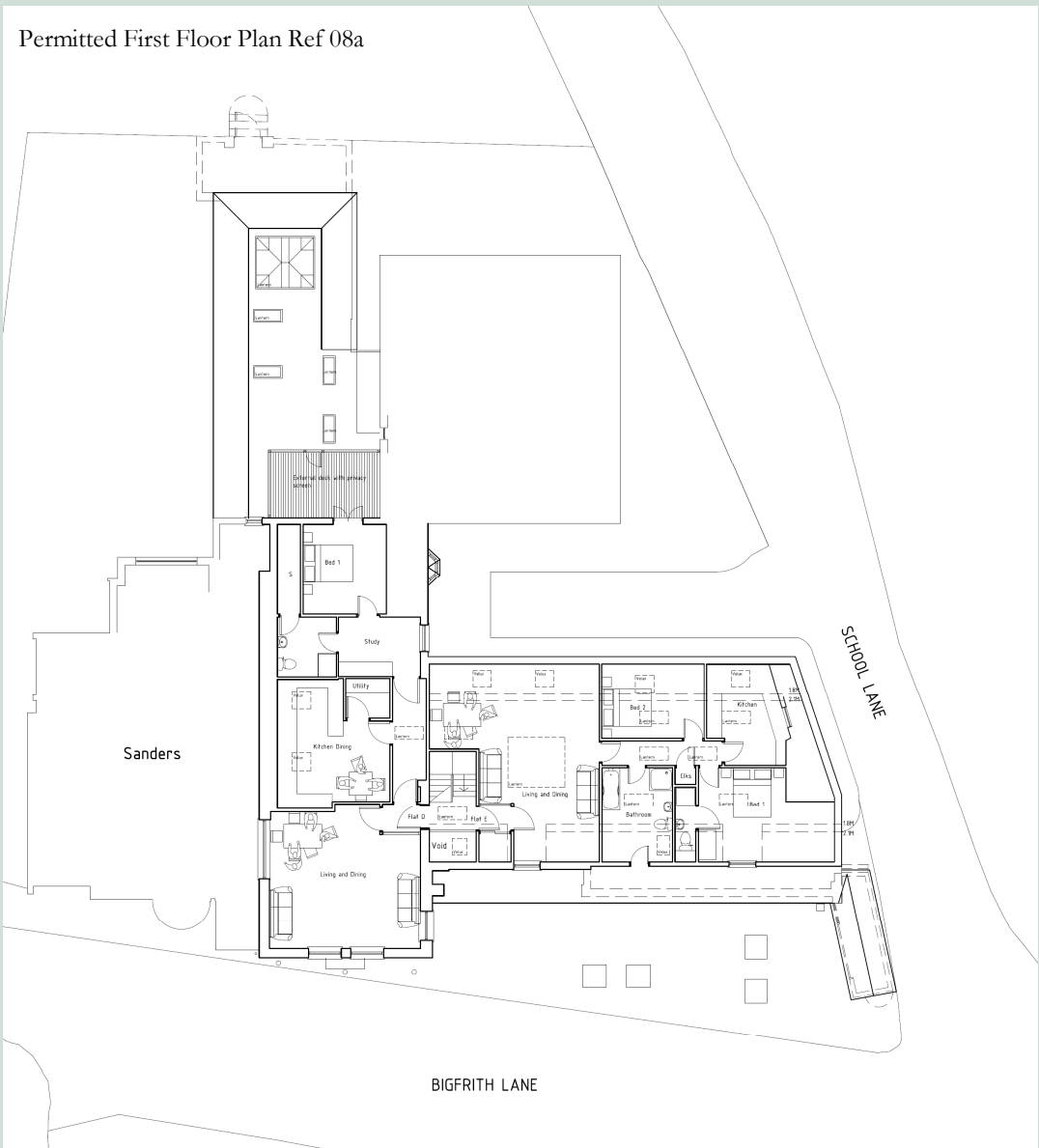
CONVERSION OF THE FIRST FLOOR INTO TWO SELF CONTAINED APARTMENTS

Planning Consent 19/00968/FULL granted on 3rd June 2019 for ‘subdivision of existing first floor apartment to create additional apartment, new rooflights and alterations to fenestration’ which is yet to have been implemented. However interestingly the Decision Notice refers to permitted plans showing conversion of the ground floor to 3 self contained residential apartments in addition to the permitted plans for conversion of the first floor into two self contained residential apartments. As such consent has been granted for the conversion of both entire premises into 5 residential apartments comprising 3 no. 2 bedroom apartments and 2 no. 1 bedroom apartments.

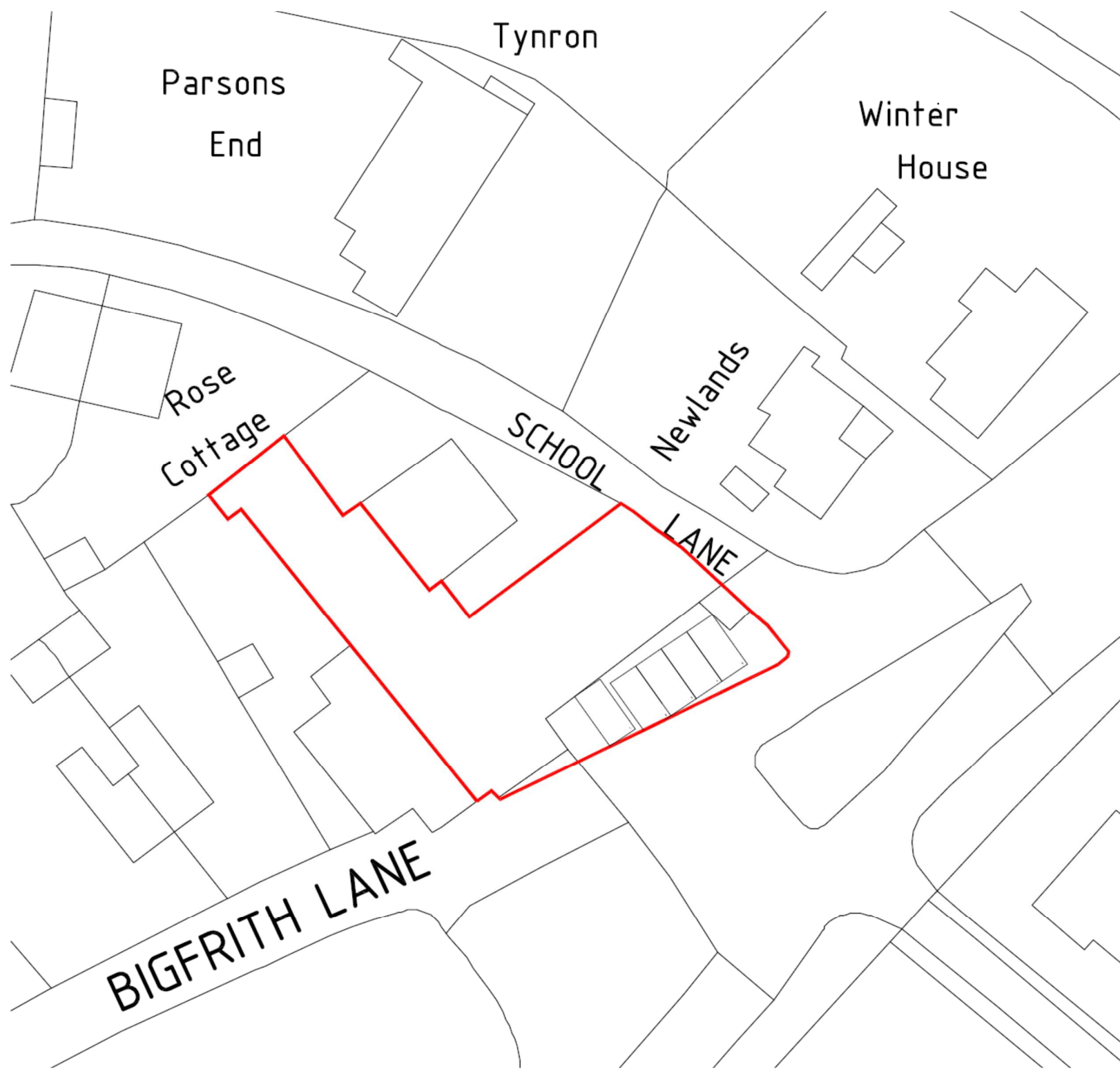
Permitted Ground Floor Plan Ref 107b



Permitted First Floor Plan Ref 08a



SALE PLAN

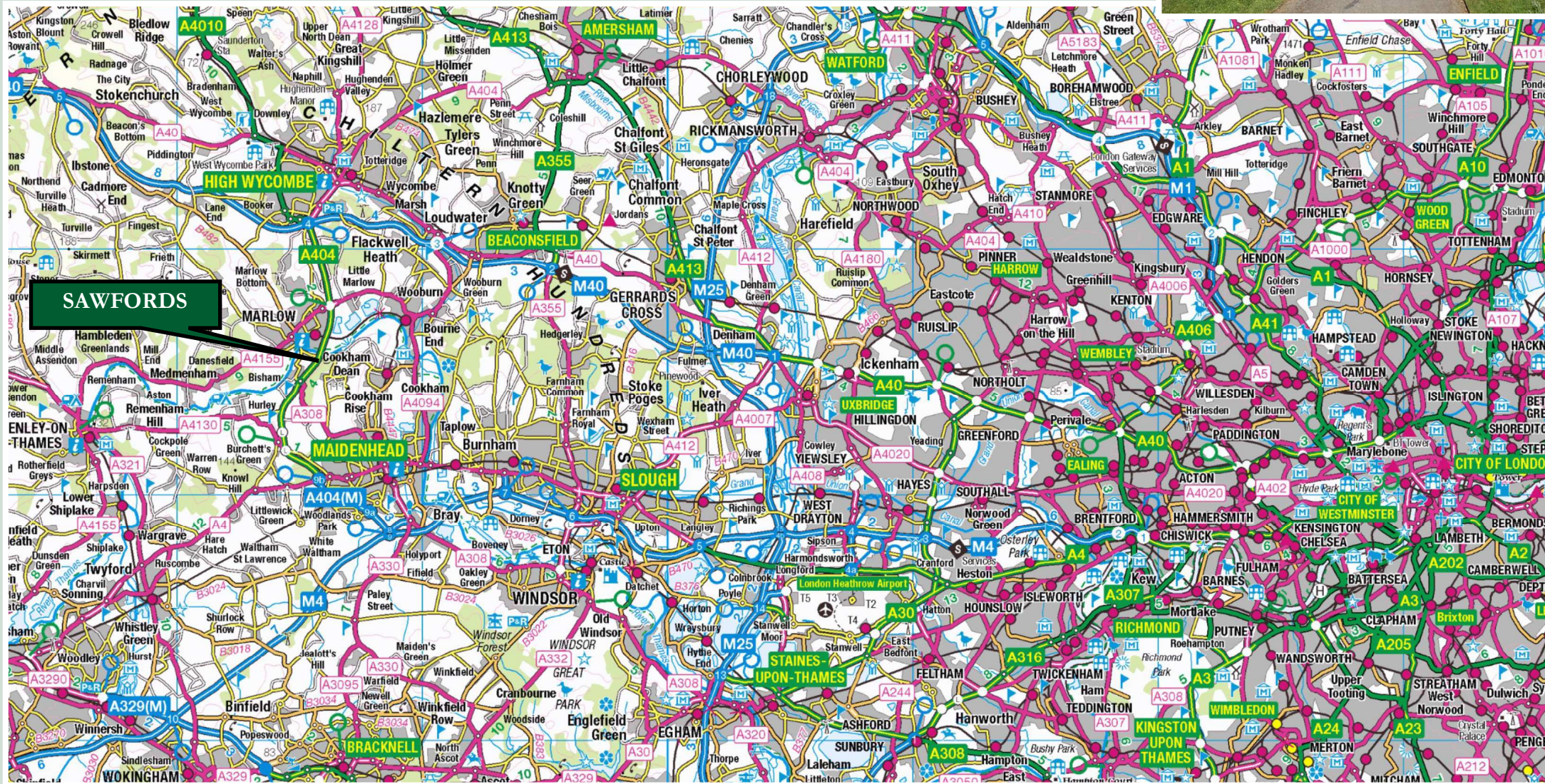


SITUATION

Sawfords is located within the centre of the Village of Cookham Dean being located 2.3 miles to the east of Marlow on Thames, 3.1 miles to the north of Maidenhead, 5.2 miles south of Beaconsfield and 7.5 miles to the west of Windsor. The nearby village of Cookham Rise benefits from a branch line railway station connecting with Maidenhead main line providing fast trains to London Paddington.

Sawfords is within easy reach of Central London and Heathrow Airport (10.1 miles) both of which are accessible via the M4 and M40.

The area benefits from excellent facilities and services including a range of shops, restaurants and cafes including Heston Blumenthal's Fat Duck, Hinds Head and The Crown restaurants in Bray as well as Tom Kerridge's Hand and Flowers, The Coach and Butcher's Tap in Marlow.



General Remarks & Stipulations

Services

Mains water, electricity and drainage. BT telephone lines and Broadband connectivity.

Tenure

The Freehold comprises all that property contained within Land Registry Title Number BK415273 being the ground floor, first floor and forecourt subject to the Long Leasehold of the first Floor Flat having commenced 14th December 2006 for a term of 125 years.

Method of Sale

The property is offered for sale as a whole by private treaty in two Lots being Lot 1 - The Freehold and Lot 2 - The Long Leasehold or as a Whole..

Planning/Development

The property is situated within the administration area of The Royal Borough of Windsor and Maidenhead The Local Plan Proposals Map designates that the property falls within the Metropolitan Green-belt and Conservation Area.

Photographs

Photographs were taken in June 2021.

. Any fixtures, fittings or equipment shown in the photographs are not necessarily included in the sale.

Boundaries

The vendors and the vendor’s agent will do their best to specify the ownership of the boundary hedge, 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. The purchaser(s) will be responsible for any fencing.

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 are no public rights of way or electricity pylons across the property.

Local Authority

The Royal Borough of Windsor and Maidenhead

Town Hall, St. Ives Road, Maidenhead.

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.

Viewing

Viewings of the property will be strictly by appointment only through the Sole Agents Pike Smith & Kemp Rural. If visiting the property, potential purchasers are asked to adhere to any current Government guidelines in relation to the Covid-19 pandemic.

Important Notice

Pike Smith & Kemp Rural, their Clients and any joint agents give notice that:

1: They are not authorities 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.

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.

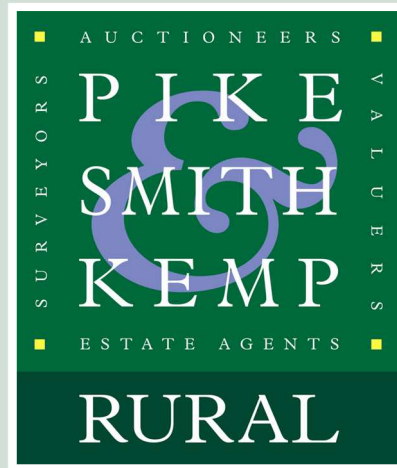
Plans, Areas and Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchaser’s will be deemed to have satisfied themselves of the land as scheduled, all quoted areas, measurements and distances are approximate.

Contact

Pike Smith & Kemp Rural: Tom McArdle on 01628 777666

Pike Smith & Kemp Residential Cookham: Alison Mellon on 01628 532010



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