

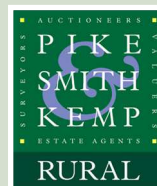
SOUTHFIELDS FARM

CONINGSBY LANE

FIFIELD

BERKSHIRE

SL6 2PF





LOT 1

LOT 2

SOUTHFIELDS FARM

CONINGSBY LANE, MAIDENHEAD, SL6 2PF

HOLYPORT - 1 MILE MAIDENHEAD - 3.5 MILES MARLOW - 10 MILES READING - 16.9MILES CENTRAL LONDON - 28 MILES
ASCOT RACECOURSE - 7.2 MILES EPSOM - 30 MILES THE ROYAL COUNTY OF BERKSHIRE POLO CLUB - 4.2 MILES GUARDS - 8.5 MILES
M4 JUNCTION 8/9 (3 MILES), M25 JUNCTION 15 (12 MILES) & M40 JUNCTION 4 (13 MILES)

THE PROPERTY CONSISTS OF LEVEL PASTURELAND EXTENDING TO APPROXIMATELY 31.00 ACRES (12.54 HECTARES) WITH THE BENEFIT OF PLANNING CONSENTS FOR 10,870 SQ.FT OF BUILDINGS COMPROMISING A RANGE OF PORTAL FRAME LIVESTOCK BUILDINGS, PORTAL FRAME HAY BARN, PORTAL FRAME MACHINERY BARN, STABLES AND A CHANGE OF USE OF THE SOUTHERN HALF OF THE LAND TO A MIXED USE OF AGRICULTURE AND EQUESTRIAN. PART OF THE LAND HAS BEEN RECENTLY WELL FENCED PROVIDING 4 LARGE PADDOCKS. THE LAND HAS PREVIOUSLY BEEN USED FOR EQUESTRIAN PURPOSES AND INCLUDES A SURFACED EXERCISE TRACK. THE LAND BENEFITS FROM A POND OFFERING SPORTING POTENTIAL.

AVAILABLE AS A WHOLE OR AS TWO LOTS

LOT 1 - £645,000 LOT 2 - £350,000 AS A WHOLE - £995,000

GRANTED PERMISSIONS INCLUDE:

ERECTION OF TWO AGRICULTURAL LIVESTOCK BUILDINGS EXTENDING TO 4,800 SQ.FT, NEW ACCESS WITH WIRE STOCK FENCING AND TIMBER POSTS, GATES AND TRACK AND AGRICULTURAL HARDSTANDING. (17/03579/FULL) APPROVED - 09.04.2018

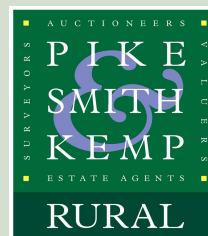
ERECTION OF AGRICULTURAL STORAGE BUILDING EXTENDING TO 3200 SQ.FT, NEW ACCESS WITH WIRE STOCK FENCING AND TIMBER POSTS, GATES AND TRACK AND AGRICULTURAL HARDSTANDING. (17/03580/FULL) APPROVED - 09.04.2018

PRECOMMENCEMENT CONDITIONS DISCHARGED FOR 17/03579/FULL & 17/03580/FULL.

CHANGE OF USE OF THE SOUTHERN HALF OF THE LAND TO JOINT AGRICULTURAL AND EQUESTRIAN USE.
(18/02289/FULL) APPROVED - 23.11.2018

ERECTION OF AMERICAN BARN STABLES, EXTENDING TO 2320 SQ.FT. CONPRISING 5 STABLES (INCLUDING 2 FOALING BOXES) TACK ROOM, FEED STORE AND WASH ROOM. (17/03581/FULL) APPROVED - 30.11.2018

CONSTRUCTION OF AN AGRICULTURAL BUILDING EXTENDING TO 550 SQ.FT. (18/02510/FULL) APPROVED - 04.01.2019



Pike Smith & Kemp Rural

Tel: 01628 777666

LOCATION PLAN

The property is situated on the western side of the village of Fifield in East Berkshire.

The property is approximately 3.9 miles south west of Maidenhead, 4.6 miles west of Windsor, 10 miles west of Marlow-on-Thames, 16.9 miles north east of Reading and 28 miles east of London.

Excellent access to the M4, Junction 8/9 which is 3 miles to the north as well as to the M40 Junction 4 which is 13 miles to the north and accessed via the nearby A404 dual carriageway. The M3 Junction 3 is 11.4 miles to the south.

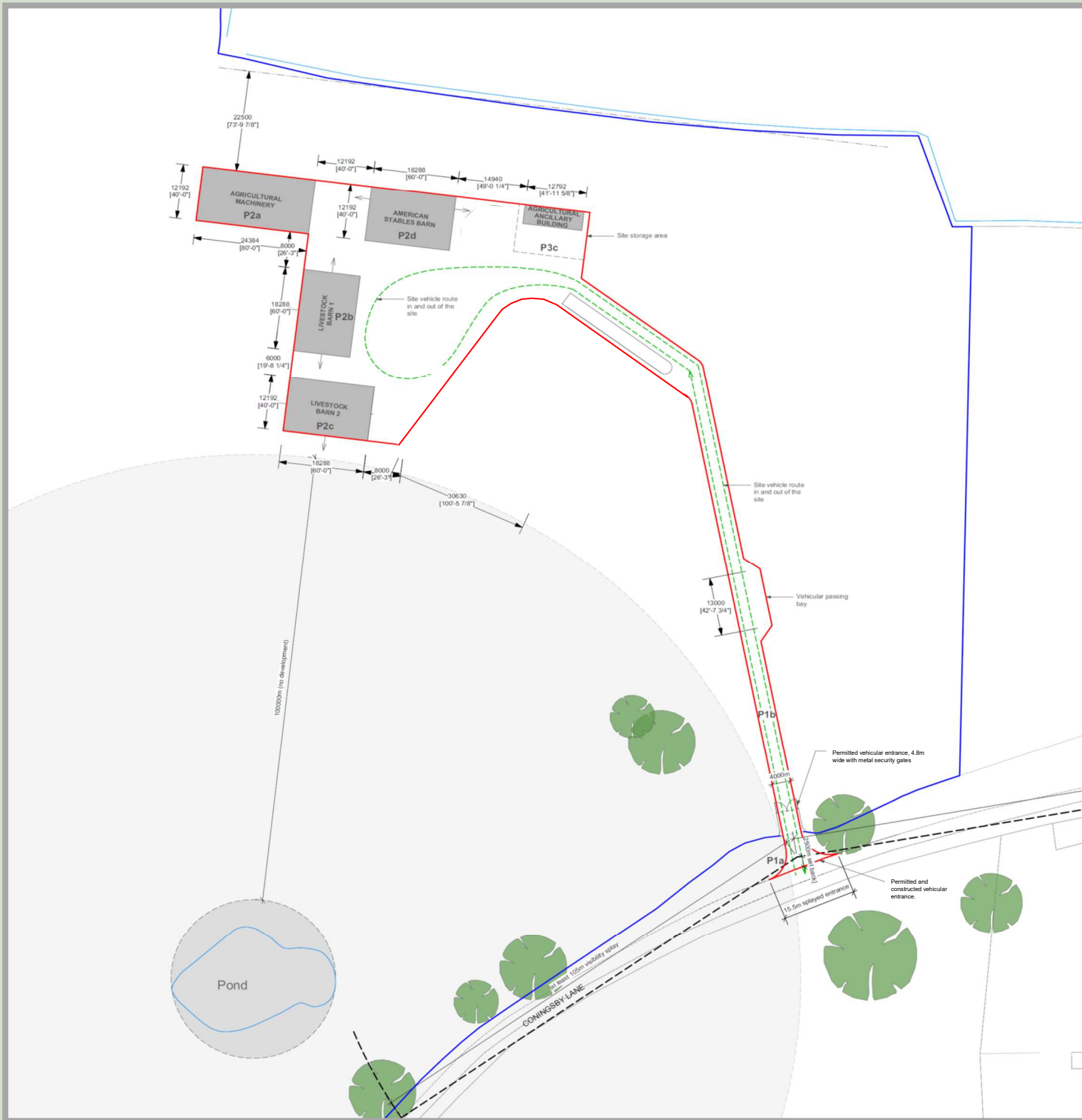
Maidenhead benefits from a mainline railway station providing fast trains to London Paddington and is due to benefit from Cross Rail.

London Heathrow is located 7 miles to the east and is easily accessible via the M4/M25.

Maidenhead, Windsor and Reading offer an excellent range of services, eating establishments and retailers as well as a variety of recreational and leisure facilities including:

- Polo at the Royal County of Berkshire Polo Club, Guards Polo Club, Coworth and numerous other polo clubs & establishments.
- Horse racing at Ascot, Windsor, Epsom and Newbury.
- Shooting at E.J.Churchill Shooting Ground.





PERMITTED BUILDINGS PLAN

(17/03579/FULL) - ERECTION OF TWO AGRICULTURAL LIVESTOCK BUILDINGS EXTENDING TO 4,800 SQ.FT, NEW ACCESS WITH WIRE STOCK FENCING AND TIMBER POSTS, GATES AND TRACK AND AGRICULTURAL HARDSTANDING. APPROVED - 09.04.2018

CONSENT IMPLEMENTED THROUGH THE CONSTRUCTION OF THE ENTRANCE AND INITIAL PART OF THE TRACK.

(17/03580/FULL) - ERECTION OF AGRICULTURAL STORAGE BUILDING EXTENDING TO 3200 SQ.FT, NEW ACCESS WITH WIRE STOCK FENCING AND TIMBER POSTS, GATES AND TRACK AND AGRICULTURAL HARDSTANDING. APPROVED - 09.04.2018

CONSENT IMPLEMENTED THROUGH THE CONSTRUCTION OF THE ENTRANCE AND INITIAL PART OF THE TRACK.

PRECOMMENCEMENT CONDITIONS DISCHARGED FOR 17/03579/FULL & 17/03580/FULL.

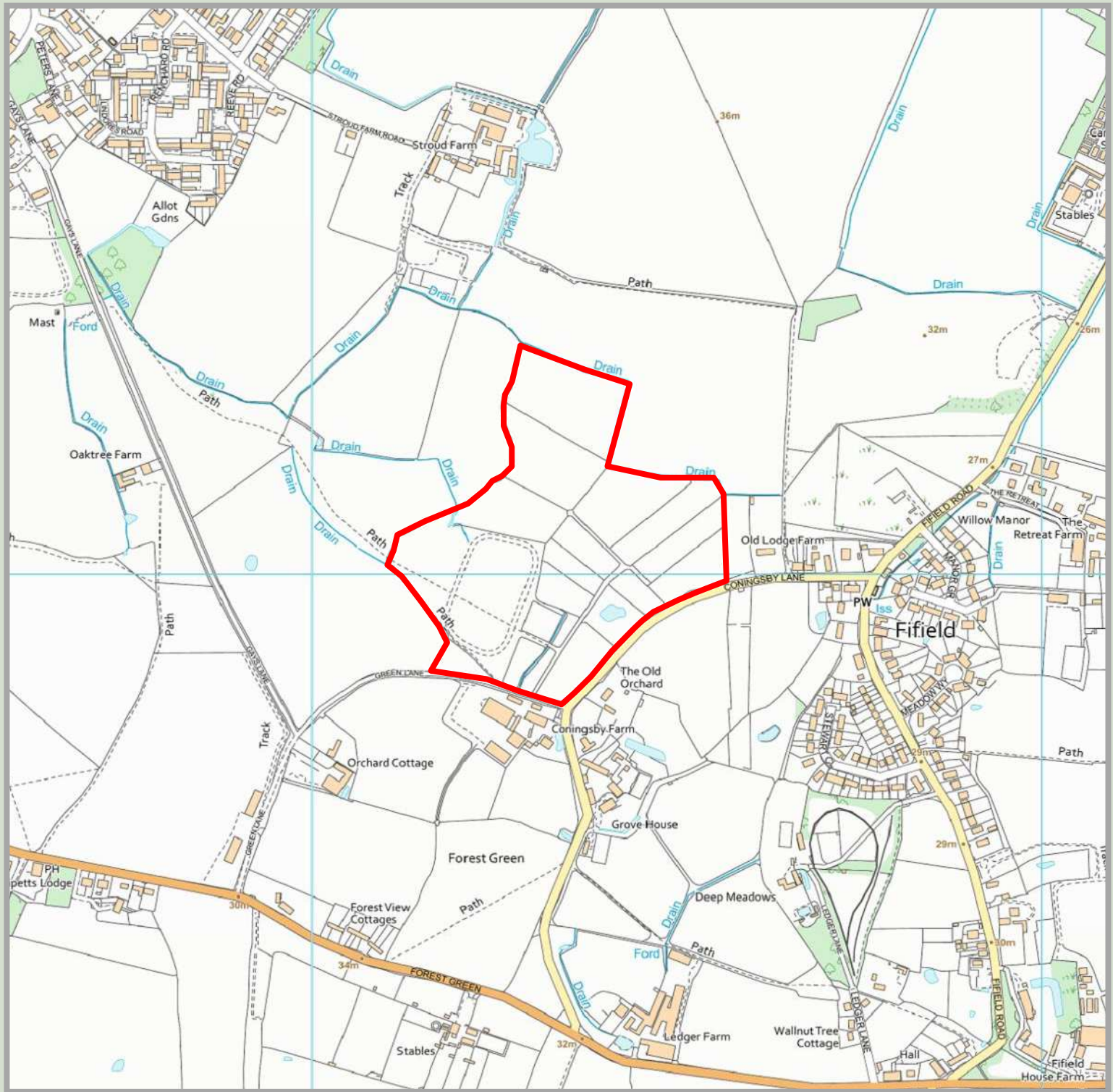
(18/02289/FULL) - CHANGE OF USE OF THE SOUTHERN HALF OF THE LAND TO JOINT AGRICULTURAL AND EQUESTRIAN USE. APPROVED - 23.11.2018

PRE-COMMENCEMENT CONDITION TO BE DISCHARGED RELATING TO SURFACE WATER DRAINAGE.

(17/03581/FULL) - ERECTION OF AMERICAN BARN STABLES, EXTENDING TO 2320 SQ.FT. COMPRISING 5 STABLES (INCLUDING 2 FOALING BOXES) TACK ROOM, FEED STORE AND WASH ROOM. APPROVED - 30.11.2018

CONSTRUCTION OF AN AGRICULTURAL BUILDING EXTENDING TO 550 SQ.FT. (18/02510/FULL) APPROVED - 04.01.2019

SALE PLAN



GENERAL REMARKS AND STIPULATIONS

ACCESS

The property can be accessed off the adopted highways of Coningsby Lane or Green Lane.

SERVICES

We understand that the land benefits from mains water. Mains electricity, we understand, is available in the 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 Green Belt and is not located within a flood zone.

The details of the various planning consents granted by the Local Planning Authority are set out on the summary page. Further details can be obtained from the Agent or via the RBWM Planning Portal Public Access Website.

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.

Two linked footpaths (Ref 45 & 46) cross the southern most part of the property.

Single Farm Payment

The land is registered for the Basic Payment Scheme with allocated entitlements. These entitlements may be purchased on separate negotiation.

OVERAGE

The land will be sold subject to an overage provision for any development other than agriculture, horticulture, forestry or equestrian.

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

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

TREE PRESERVATION ORDERS

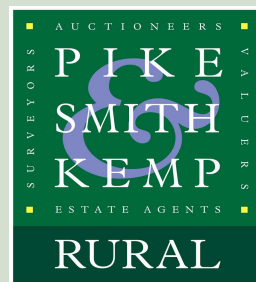
There are trees on the land which are subject to a TPO. A copy of the TPO can be provided on request.

VIEWINGS

By prior appointment with Pike Smith & Kemp Rural

CONTACT

Tom McArdle 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.