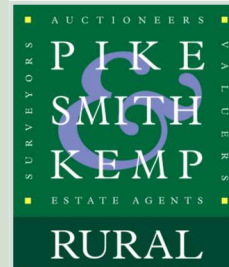


19.87 ACRES (8.01 HA.)
OF
SUITABLE ALTERNATIVE NATURAL GREENSPACE
AT
WINDMILL FARM MEADOWS
MALT HILL, WARFIELD, BRACKNELL, BERKSHIRE, RG42 6JQ





RESERVED

RESERVED

RESERVED

RESERVED

WINDMILL FARM MEADOWS

SUITABLE ALTERNATIVE NATURAL GREENSPACE

MALT HILL, WARFIELD, BRACKNELL, BERKSHIRE, RG42 6JQ

19.87 ACRES REMAIN AVAILABLE OF THE OVERALL 29.874 ACRES OF CONSENTED SANG

(SUITABLE ALTERNATIVE NATURAL GREENSPACE)

IN ACCORDANCE WITH THE THAMES BASIN HEATHS SPA DELIVERY FRAMEWORK (2009), THE SANG LAND HAS A CATCHMENT OF 4KM.

AVAILABLE AS A WHOLE OR IN UNIT PARTS FOR SANG ALLOCATION

WINKFIELD - 1.8 MILES

BRACKNELL - 3 MILES

ASCOT - 4.4 MILES

WINDSOR - 7.2 MILES

READING - 13.9 MILES

LONDON - 31 MILES

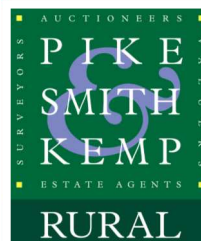
M4 JUNCTION 8/9 - 6.4 MILES

M4 JUNCTION 10 - 7.8 MILES

PLANNING PERMISSION HAS BEEN GRANTED AND CONDITIONS HAVE BEEN DISCHARGED FOR THE LAND TO PUBLICLY ACCESSIBLE OPEN SPACE TO BE LAID OUT AND MANAGED AS SUITABLE ALTERNATIVE NATURAL GREENSPACE (SANG)

HARD AND SOFT LANDSCAPING WORKS ARE DUE TO COMMENCE IN OCTOBER 2019.

OFFERS ARE INVITED FOR THE PURCHASE OF PART OR ALL OF THE LAND FOR THE PURPOSES OF SANG ALLOCATION IN ASSOCIATION WITH DEVELOPMENTS THAT REQUIRE SANG PROVISION



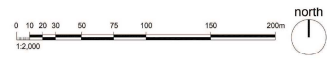


fabrik

NOTE:
The Site Boundary shown on this drawing has been interpreted from PDF data provided by others. Please refer to Sales Plan for accurate positioning.

Lanten House
16 Lanten Street
Aldon
Hampshire
GU24 1HG

T: 01420 592250
E: alton@fabrikuk.com
W: www.fabrikuk.com



No.	Date	Reason	GLX	ND	Down	Checked
J.	17/10/16	Amendments following LPA comments.	GLX	ND		
H.	02/10/16	Amendments following LPA comments.	NB	SG		
G.	20/09/16	Amendments following LPA comments & addition of cattle grazing brief.	CLK	NB		
F.	07/08/16	Amendments following consultee comments.	JC	NB		
E.	31/08/16	Amendments following consultee comments.	JC	SG		
D.	29/08/16	Amendments following consultee comments.	NB	SG		
C.	03/04/16	Car Park Layout amended to latest proposals. Legend Updated.	MF	SG		
B.	16/03/16	Site red line boundary amended following client request.	MF	SG		
A.	05/03/16	Site layout adjusted, site boundary amended.	MC	SG		
No.	Date	Reason	MC	SG		
Revisions			Down	Checked		

External References:

- D2507 Drawing Site Survey Os Data/D2507 OS Base.dwg
- D2507 Drawing fabrik Working AutoCAD Design/D2507 Working.dwg
- D2507 Drawing fabrik Survey Files/17-03-16/Warfield Malt Hill Farm Lights Flood LM_ALS962REV8_0001.dwg

Project: Malt Hill, Warfield, Bracknell, for P4i Ltd

Drawing: Landscape Management Plan

Scale: 1:2000@ A3

Date: Apr'17

Checked: sg

Drawn: clb

Drawing No.: D2507 L.310

Revision: J

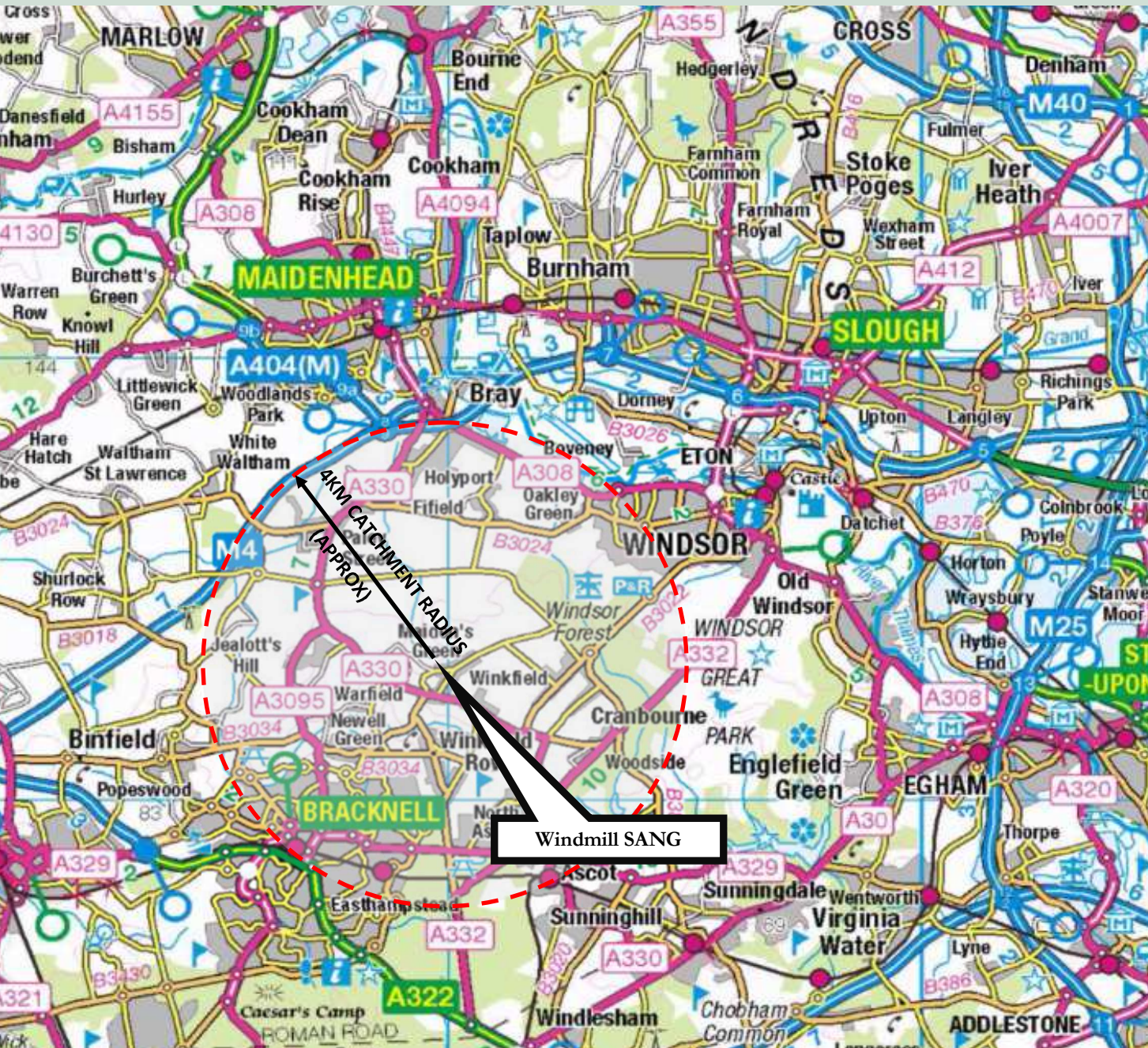
Legend:

- Issued for Design/Information
- Issued for Planning Approval
- Issued for Construction
- Issued for Tender
- As Built

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SITUATION

Windmill Farm Meadows has a catchment of 4km and is a short distance from the village of Winkfield which offers pubs, local shops, garages, churches and schools. There are extensive shopping facilities in the nearby towns of Bracknell and Windsor. The property also offers quick access to junction 8/9 of the M4 providing easy access to London Heathrow and the wider motorway network.



DIRECTIONS

M4 Junction 8/9

Leave the M4 at Junction 8/9 and exit the roundabout onto the A308 heading to Maidenhead (Central). At the next roundabout, take the 4th exit onto Ascot Road/A330. After 3.8 miles bear slightly left and after 1 mile turn right onto Malt Hill. Windmill Farm Meadows is half a mile down the road on your left.

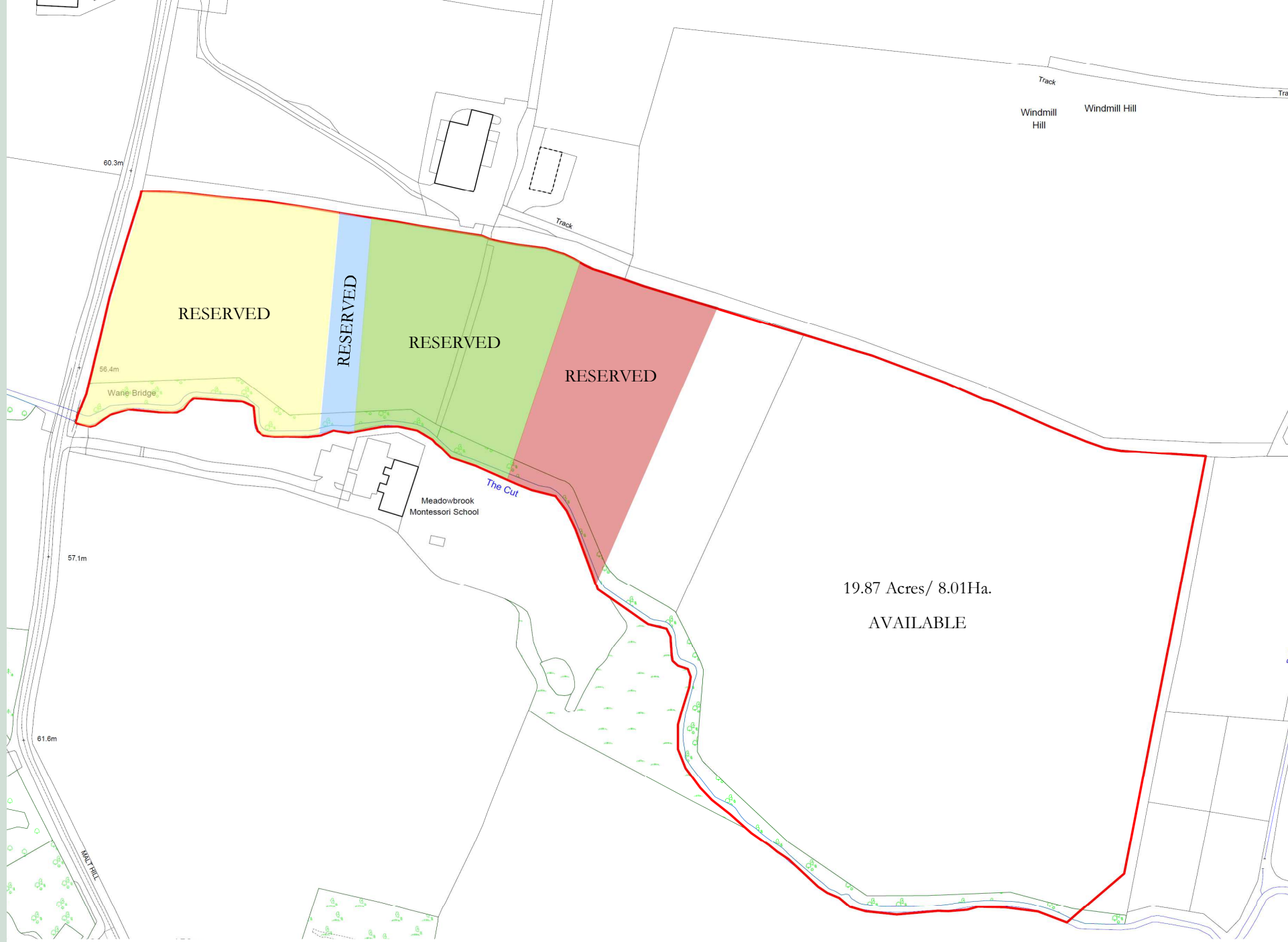
M4 Junction 10

Leave the M4 at Junction 10, heading north-east merge onto A329 taking the exit towards Wokingham/Binfield. At Coppid Beech Roundabout, take the 1st exit onto London Road/B3408. At Popeswood Roundabout, take the 2nd exit onto Temple Way, then take the 2nd exit at the next roundabout onto Binfield Road/B3018. At Framp-ton's Bridge Roundabout, take the 1st exit onto Harvest Ride, go through the next two roundabouts and stay on Harvest Ride. At Whitegrove Roundabout, continue straight onto County Lane and at the next roundabout take the 1st exit onto Jigs Lane. Continue onto Bracknell Road/B3022 and after 0.3 miles turn left onto Malt Hill. After 1 mile Windmill Farm is on the right.

Mainline Railway Services

Trains directly to London Waterloo run from Bracknell Station offering journey times from 1 hour or a train with one change to London Paddington offering journey times from 55 minutes.

SALE PLAN



NOT TO SCALE

General Remarks

& Stipulations

Services

Mains water is available on site.

Tenure

The land is being offered for sale as Freehold SANG land whereby a purchaser may purchase any extent of the subject property as a specific hectareage in association with the purchasers need for SANG Allocation. All purchasers will be required to agree to the existing S106 agreement and SANG Management Plan.

In addition to the purchase price of the land the purchaser/s will be required to make a further payment in respect of the 'Initial Commuted Sum' (ICS) and 'SANG Transfer Commuted Sum' (SANG TCS). As at February 2019 the ICS payment is £25,778 per Ha. and the SANG TCS payment is £39,695 per Ha.

As part of the purchase the vendors covenant to complete the First SANG Enhancement Works, the Final SANG Enhancement Works and thereafter manage the SANG in line with the SANG Management Plan up until the entirety of the SANG is allocated whereby it will be transferred to the Local Authority alongside the full ICS payment and full SANG TCS

Method of Sale

The available SANG land is being offered for sale as a whole or in allocation units.

Single Payment Scheme

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

Planning/Development

The property is situated within the administration area of Bracknell Forest Council. Bracknell Forest Council Local Plan designates that the property falls within the Metropolitan Greenbelt.

Planning Permission Reference Number: 17/01002/FUL and 19/00069/COND

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.

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 however a public footpath is located adjacent to the northern boundary whereby the permitted SANG has been designed to facilitate access to this footpath.

Local Authority

Bracknell Forest Council, Time Square, Market Street, Bracknell, RG12 1JD.

Fixtures and Fittings

Only those fixtures and fittings described in the sale particulars are included in the sale.

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.

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.

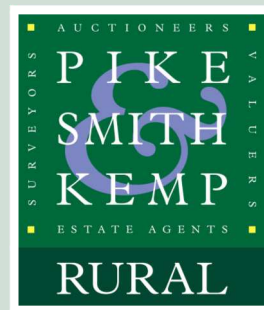
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Pike Smith & Kemp Rural have not tested 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 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.