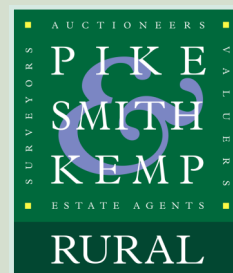


WINDMILL FARM

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





WINDMILL FARM

MALT HILL, WARFIELD, BRACKNELL, RG42 6JQ

A LARGE RANGE OF MODERN PORTAL FRAME BARNS BENEFITTING FROM CONSENT FOR CONVERSION OF A HAY BARN TO A FOUR BEDROOM RESIDENTIAL DWELLING, CONSENT FOR CONVERSION OF A LIVESTOCK BARN TO FOUR RESIDENTIAL DWELLINGS AS WELL AS CONSENT FOR USE OF PART OF BUILDING FOR 15 COMMERCIAL STABLES WITH EXERCISE TRACK. ALL SET IN 11.9 ACRES, LOCATED ON THE EDGE OF THE VILLAGE OF WARFIELD IN EAST BERKSHIRE

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

THE ROYAL BERKSHIRE POLO CLUB - 1.7 MILES ASCOT RACE COURSE - 2.6 MILES GUARDS POLO GROUND - 5.5 MILES

COWORTH PARK POLO - 5.0 MILES

LONDON HEATHROW - 12 MILES

CONSISTING OF:

HAY BARN EXTENDING TO 293 SQ.M. WITH CONSENT FOR CONVERSION TO A FOUR BEDROOM HOUSE

A CHANGE OF USE OF THE BUILDING TO A DETACHED 4 BEDROOM RESIDENTIAL DWELLING UNDER CLASS Q OF THE GENERAL PERMITTED DEVELOPMENT ORDER 2015 WAS PERMITTED IN SEPTEMBER 2019 OF WHICH THE PLANNING REFERENCE NUMBER IS 19/00718/PAA.

LIVESTOCK BARN EXTENDING TO 388.5 SQUARE METRES WITH CONSENT FOR CONVERSION TO FOUR DWELLINGS

A CHANGE OF USE OF THE BUILDING TO 4 SELF CONTAINED 'SMALLER DWELLINGS' UNDER CLASS Q OF THE GENERAL PERMITTED DEVELOPMENT ORDER 2015 WAS PERMITTED IN SEPTEMBER 2019 OF WHICH THE PLANNING REFERENCE NUMBER IS 19/00717/PAA.

PORTAL FRAME BARN EXTENDING TO 541 SQUARE METRES

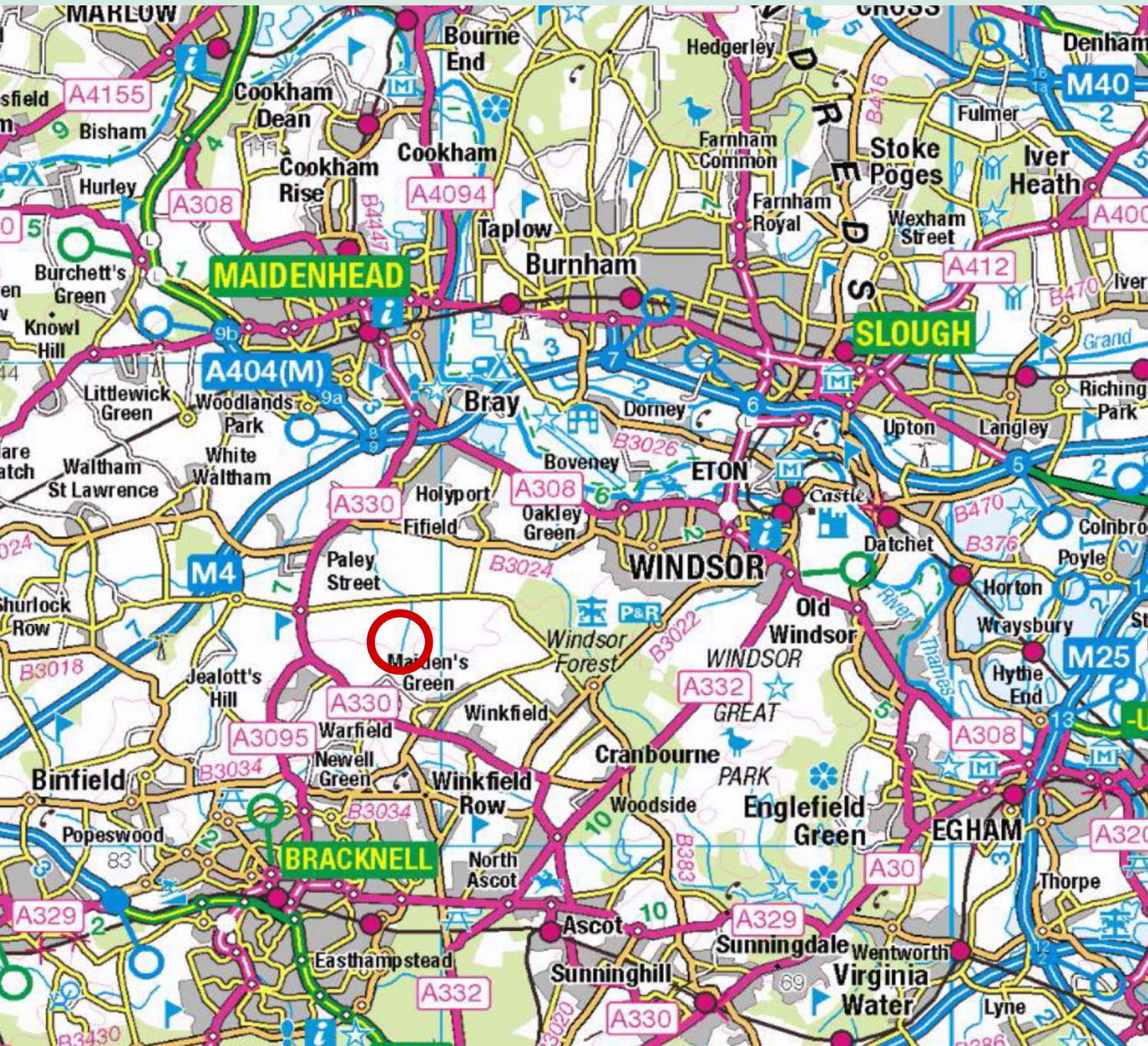
PART OF THE BUILDING (150 SQ.M) HAS BEEN GRANTED CHANGE OF USE TO FLEXIBLE COMMERCIAL USES CURRENTLY UNDER D2 COMMERCIAL LIVERY STABLES HOWEVER THE CONSENT ALSO ALLOWS FLEXIBILITY BETWEEN OTHER COMMERCIAL USES INCLUDING B1 BUSINESS, B8 STORAGE AND DISTRIBUTION, A1 RETAIL AND OTHER D2 USES.

INCLUDING AREAS OF HARDSTANDING AND EXISTING DRIVEWAY OFF MALT HILL ALONG WITH INTERNAL ACCESS TRACKS

IN ALL 11.90 ACRES

SITUATION

Windmill Farm is a short distance from the popular villages of Warfield and Winkfield in the heart of Berkshire's Polo Country which offers public, 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 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 Framptons Bridge Roundabout, take the 1st exit onto Harvest Ride, go through the next roundabout and at the Warfield Roundabout, take the 2nd exit 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 1 change to London Paddington offering journey times from 55 minutes.





HAY BARN WITH PLANNING CONSENT FOR CONVERSION INTO 1 RESIDENTIAL DWELLING

Planning application 19/00718/PAA was granted on 11th September 2019 for the change of use of this agricultural building to a detached 4 bedroom residential dwelling. The barn extends to 293 square metres.

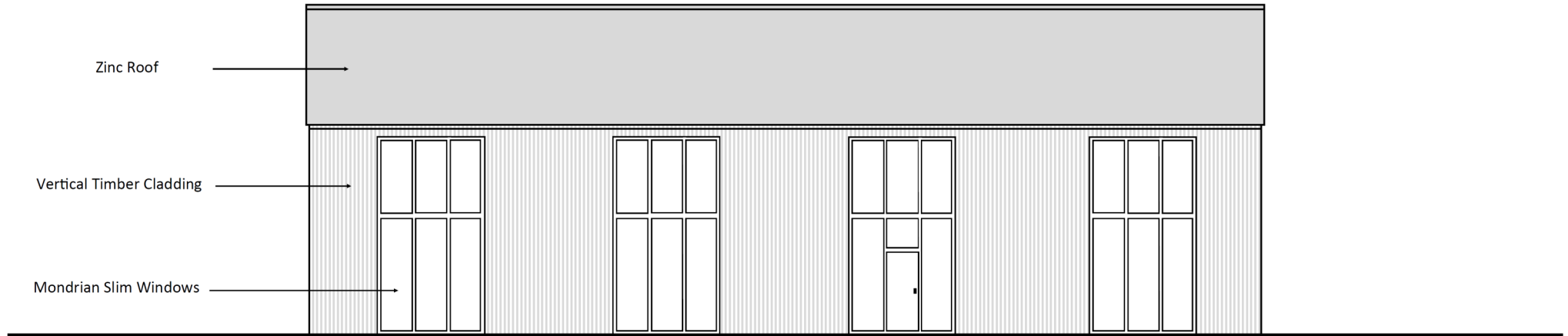
**APPROVED FLOOR PLAN -
CONVERSION OF BARN TO 4
BEDROOM DWELLING
19/00718/PAA**



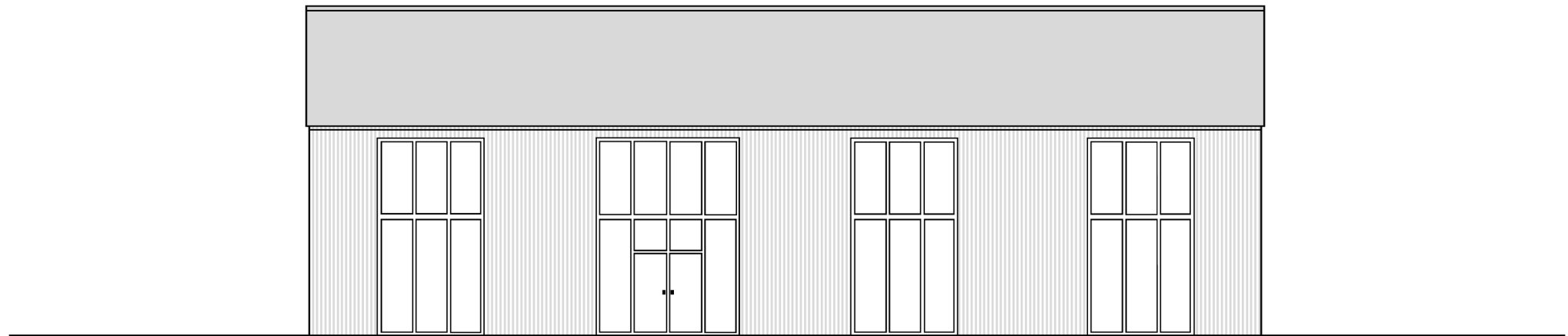
NOT TO SCALE

**APPROVED ELEVATIONS -
CONVERSION OF BARN TO 4
BEDROOM DWELLING
19/00718/PAA**

WEST ELEVATION



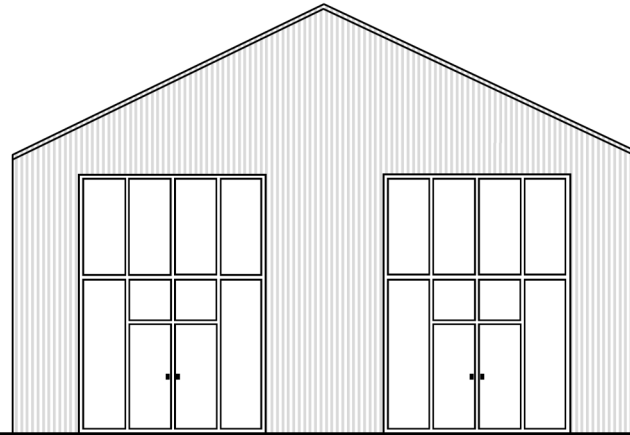
EAST ELEVATION



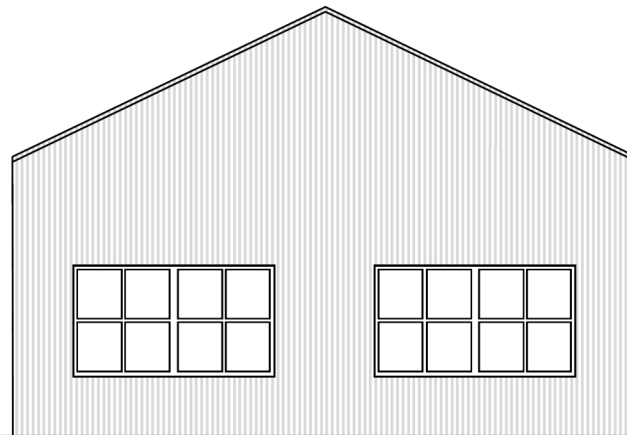
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**APPROVED ELEVATIONS -
CONVERSION OF BARN TO 4
BEDROOM DWELLING
19/00718/PAA**

SOUTH ELEVATION



NORTH ELEVATION



NOT TO SCALE

THE COMMERCIAL LIVERY STABLES

Application PRE/10/00083/GEN was granted on 1st August 2018 for a change of use of 150 sq.m of the building and 150 sq.m of the associated yard from Agriculture to a Flexible Commercial Use under Class R of the General Permitted Development Order 2015, as amended. The consent has been implemented which has allowed for 15 commercial looseboxes and associated yard areas for D2 Assembly and Leisure. This consent also allows for flexibility between commercial use classes and hence this part of the building could be used for D2 Assembly and Leisure uses other than equestrian stables, and/or B8 storage and distribution uses and/or A1 Retail uses, and/or B1 Business uses.

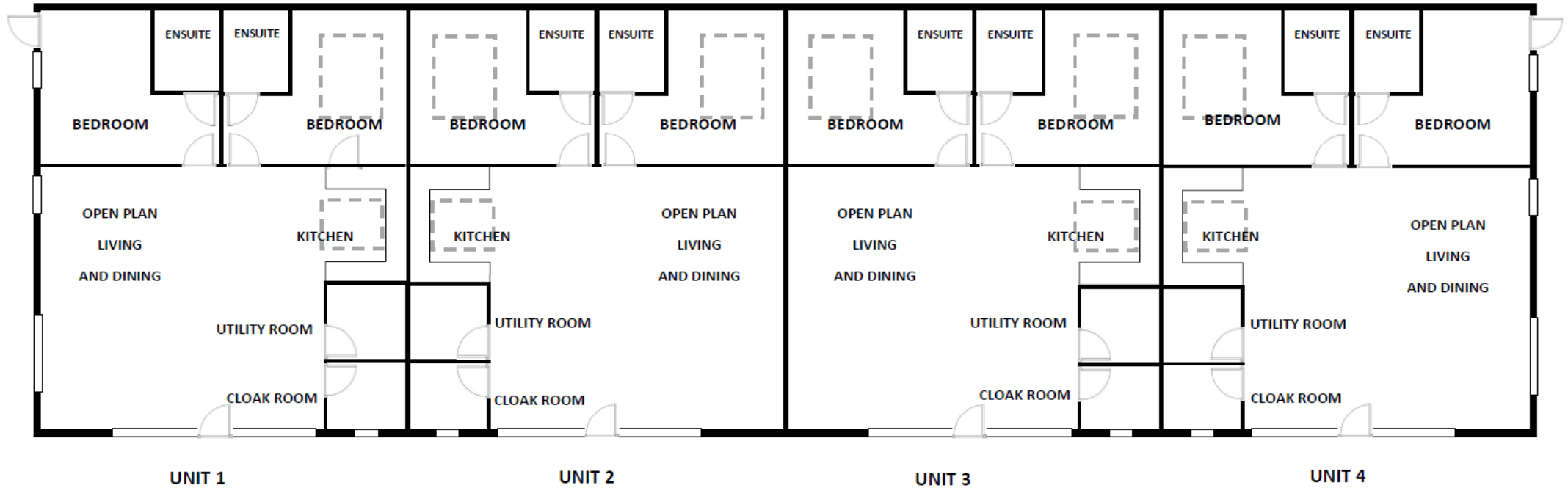


LIVESTOCK BARN WITH PLANNING CONSENT FOR FOUR RESIDENTIAL DWELLINGS

Planning application 19/00717/PAA was granted on 11th September 2019 for the change of use of this livestock building to 4 self contained 'smaller' dwellings each with 2 bedrooms and 2 ensuites. The barn extends to 388.5 square metres, therefore, each unit extends to 97.125 square metres.



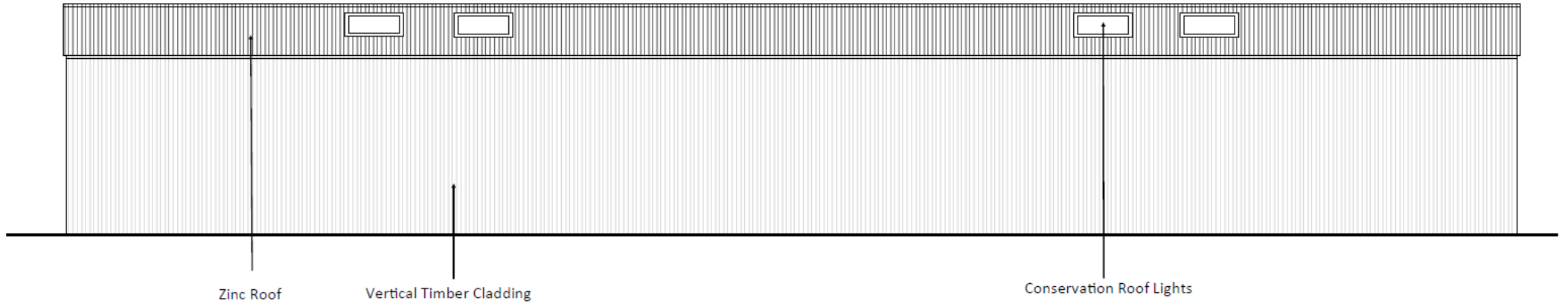
**APPROVED FLOOR PLAN -
CONVERSION OF BARN TO 4
DWELLINGS
19/00717/PAA**



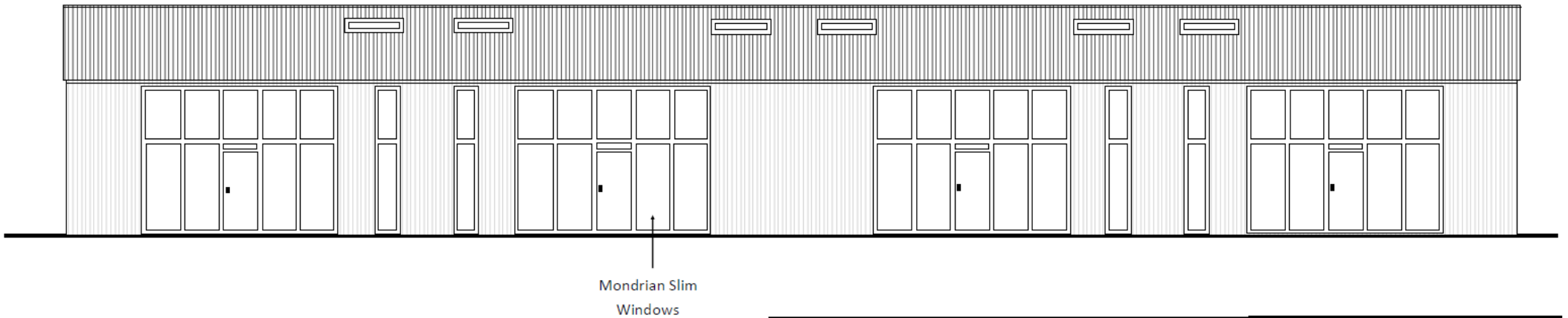
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**APPROVED ELEVATIONS -
CONVERSION OF BARN TO 4
DWELLINGS**
19/00717/PAA

EAST ELEVATION



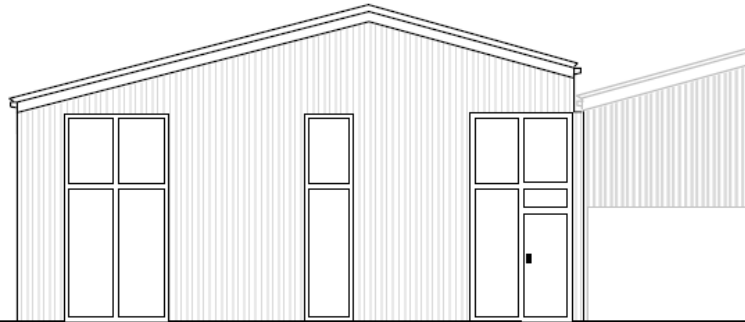
WEST ELEVATION



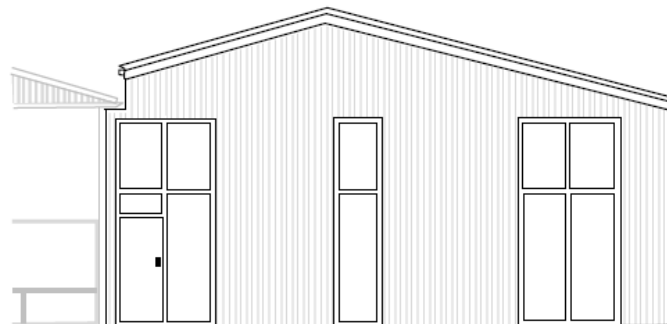
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**APPROVED ELEVATIONS -
CONVERSION OF BARN TO 4
DWELLINGS
19/00717/PAA**

SOUTH ELEVATION



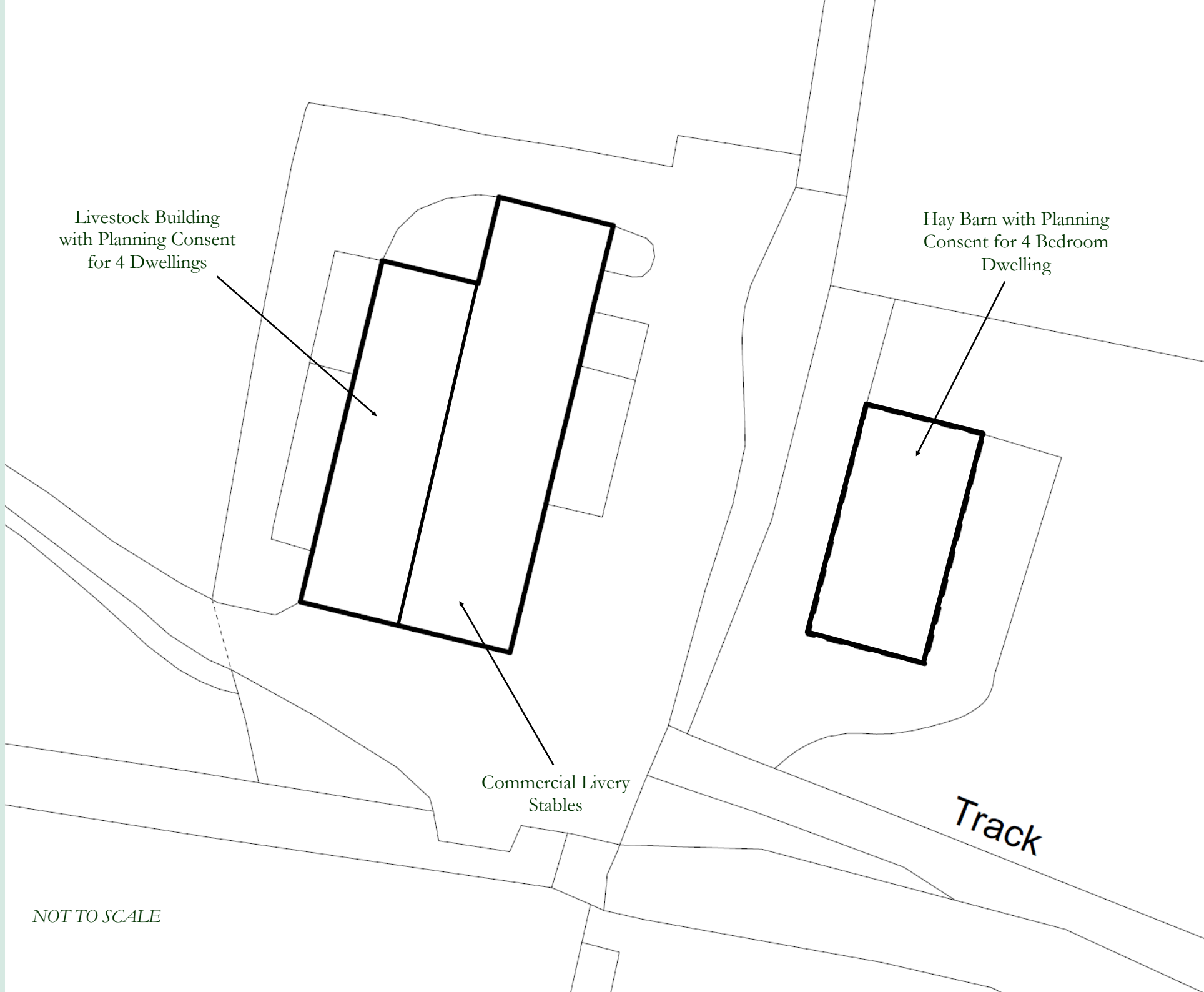
NORTH ELEVATION



NOT TO SCALE



BUILDINGS PLAN



Livestock Building
with Planning Consent
for 4 Dwellings

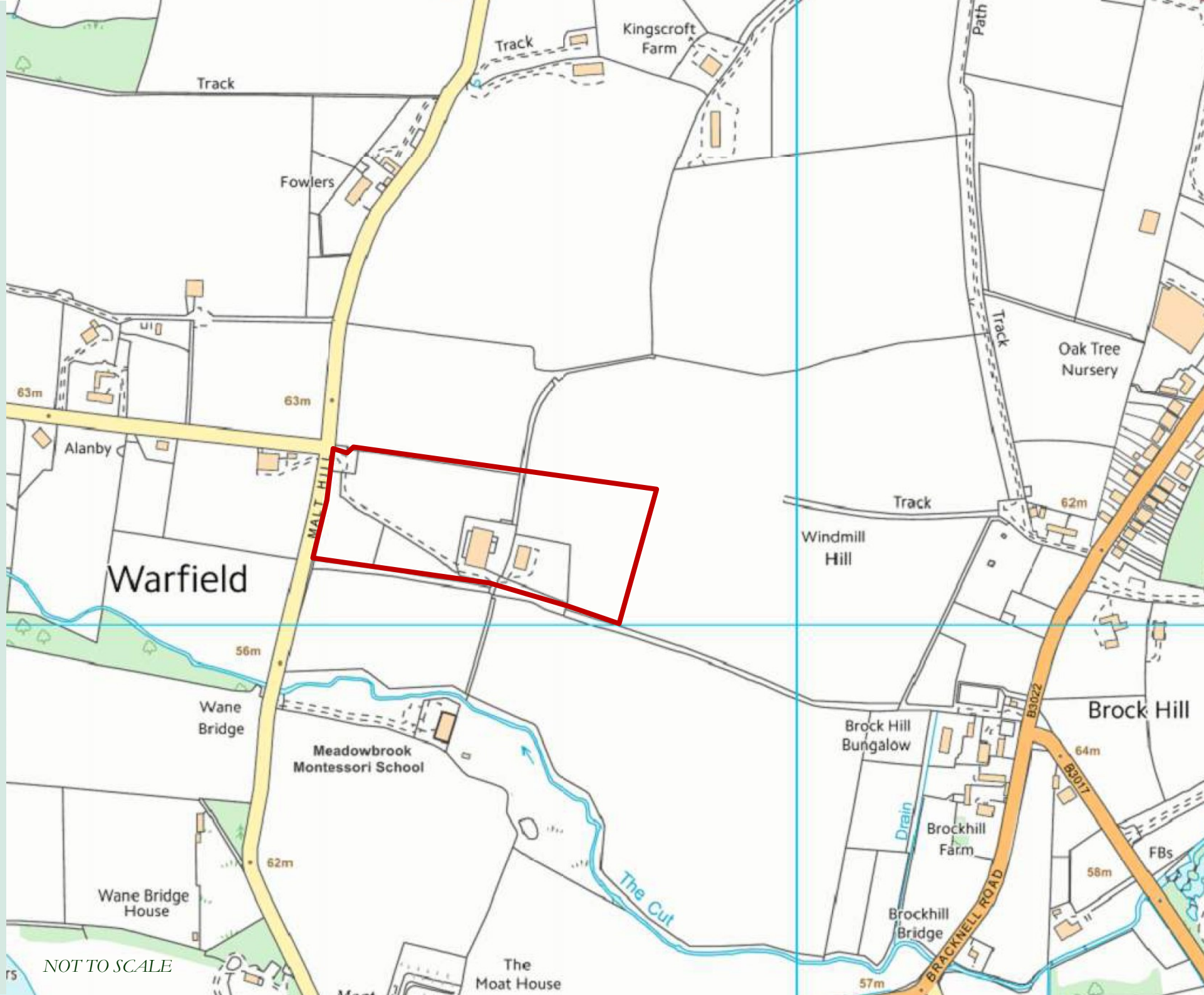
Hay Barn with Planning
Consent for 4 Bedroom
Dwelling

Commercial Livery
Stables

Track

NOT TO SCALE

SALE PLAN



NOT TO SCALE

General Remarks & Stipulations

Services

Mains water and electricity are available.

Tenure

The Land and Buildings will be sold Freehold with vacant possession on completion.

Method of Sale

Windmill Farm is offered for sale as a whole by private treaty.

Agricultural Basic Payment Scheme

The land is registered for BPS. The sale of the entitlements can be negotiated separately to the sale of the property.

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.

Soil Type

The land comprises soils identified by the Soil Survey of England and Wales as London Clay Formation consisting of clay, silt and sand ideally suited to grassland, arable and some woodland.

Mineral Rights

The mineral rights will be included insofar as they are owned.

Sporting and Timber Rights

The sporting and timber 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.

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.

A public footpath is located on the southern boundary of the property.

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.

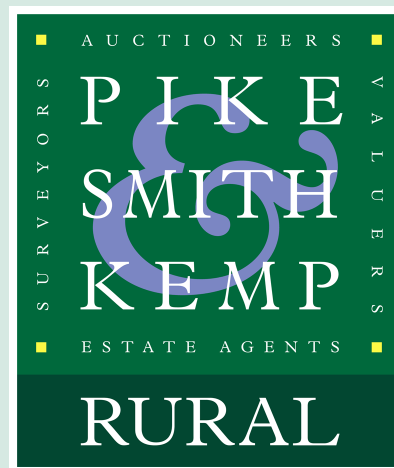
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Pike Smith & Kemp Rural have not tested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



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