

RANELAGH FARMHOUSE

&

POLO GROUND

WINKFIELD, BERKSHIRE





# RANELAGH FARMHOUSE & POLO GROUND

WINKFIELD, WINDSOR, BERKSHIRE, SL4 4TN.

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      WENT WORTH - 5.0 MILES

AN EXCEPTIONAL POLO ESTABLISHMENT COMPRISING A DETACHED FIVE BEDROOM FARMHOUSE WHICH HAS BEEN RECENTLY EXTENDED & RENOVATED SET WITHIN ITS OWN GARDENS ALONG WITH PLANNING CONSENT FOR REPLACEMENT OF SECONDARY COTTAGE WITH A DETACHED HOUSE, 28 PERMANENT STABLES, NUMEROUS TEMPORARY STABLES ALONG WITH DESIGNATED YARD AREAS FOR SEASONAL TEMPORARY STABLING, 12 TACK ROOMS & FEED BARN. IN ADDITION THERE IS A BOARDED POLO ARENA (100' X 200') WITH VIEWING DECK. ADJOINING THE BUILDINGS IS A LARGE CAR PARK WITH INTERNAL ROAD LEADING THROUGH TO THE HORSEBOX PARKING, PONY LINES, PLETHORA OF FENCED CORRALS. LASER LEVELLED STICK AND BALL FIELD WITH 500M PERIMETER EXERCISE TRACK, IRRIGATION AND TROUT FISHING LAKE, PURPOSE BUILT PONY POOL, FULL SIZED LASER LEVELLED HPA APPROVED POLO PITCH.

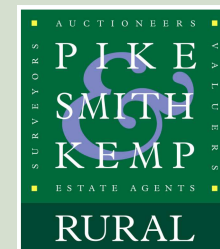
IDEALLY LOCATED WITHIN THE WITHIN ONE OF THE MOST SOUGHT AFTER POLO AREAS OF BERKSHIRE.

## COMPRISING:

A TRADITIONAL QUADRANGLE OF LOOSEBOXES  
TWO FURTHER RUNS OF LOOSEBOXES  
SELF CONTAINED GROOMS ACCOMMODATION  
DETACHED HIGH EAVE STEEL FRAME DUTCH BARN ACCOMMODATING MODULAR STABLES  
CONCRETE YARD  
RANGE OF TIMBER STABLES  
HIGH BOARDED 100' X 200' POLO ARENA WITH A SAND AND FIBRE SURFACE & RAISED VIEWING DECK  
MAIN CAR PARK & SECONDARY POLO LORRY PARK  
PONY LINES  
PONY POOL WITH A SUBMERGED TRACK  
IRRIGATION LAKE STOCKED WITH COURSE FISH AND TROUT  
LASER LEVELLED STICK AND BALL PITCH  
CIRCUMFERENCE GALLOP TRACK  
FULL SIZE HPA CERTIFIED BOARDED LASER LEVELLED POLO PITCH  
POLO PITCH VIEWING AREA  
TIMBER POST AND RAIL FENCED CORRALS/PADDOCKS

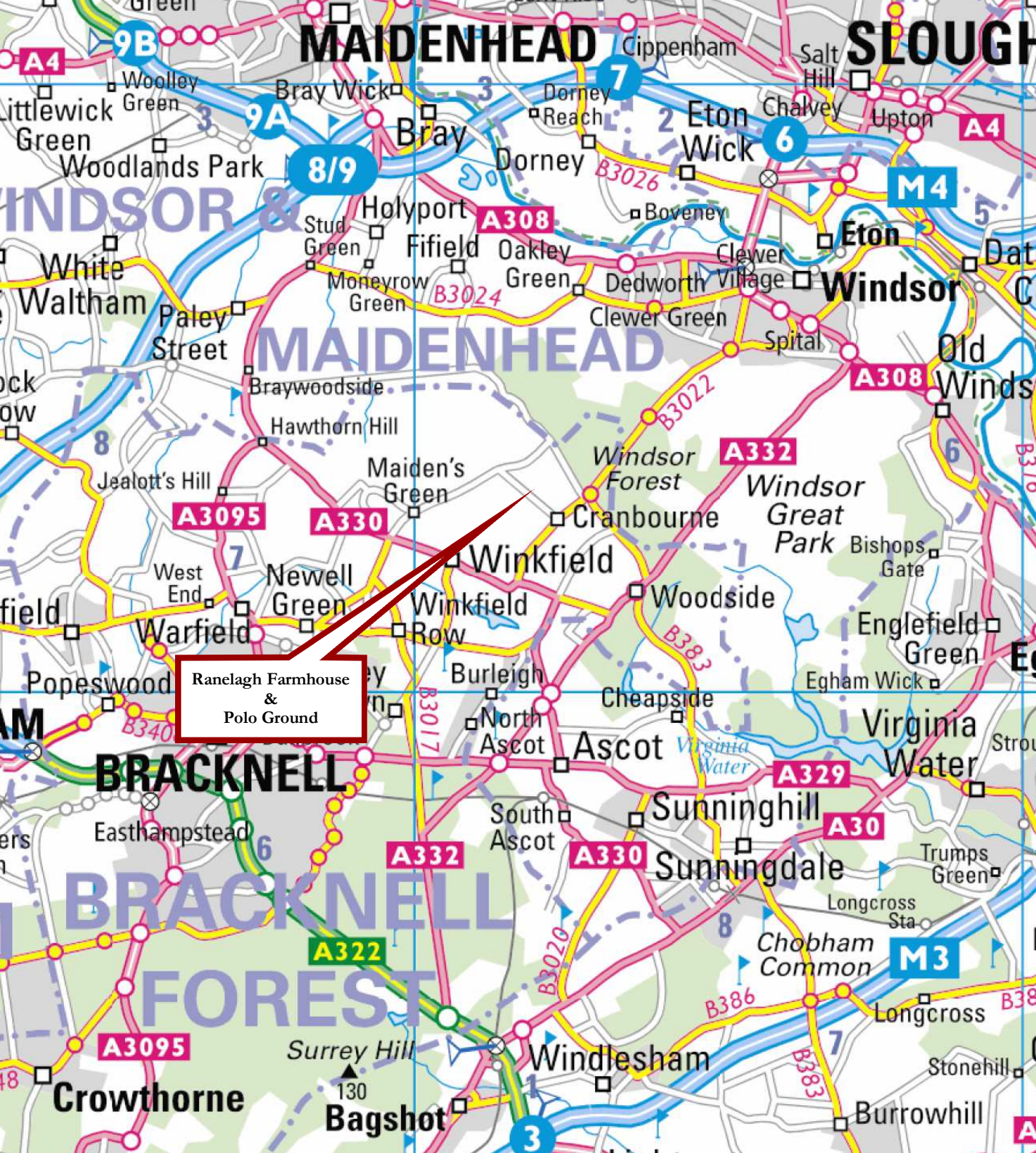
**IN TOTAL 32.8 ACRES  
(13.27 HECTARES)**

**(A FURTHER 10 ACRES IS AVAILABLE BY SEPARATE NEGOTIATION)**



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Email: [rural@pikesmithkemp.co.uk](mailto:rural@pikesmithkemp.co.uk)  
Tom McArdle  
[www.pskrural.co.uk](http://www.pskrural.co.uk)



## SITUATION

Ranelagh Farmhouse and Polo Ground is an exceptional property 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 the 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 then 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.

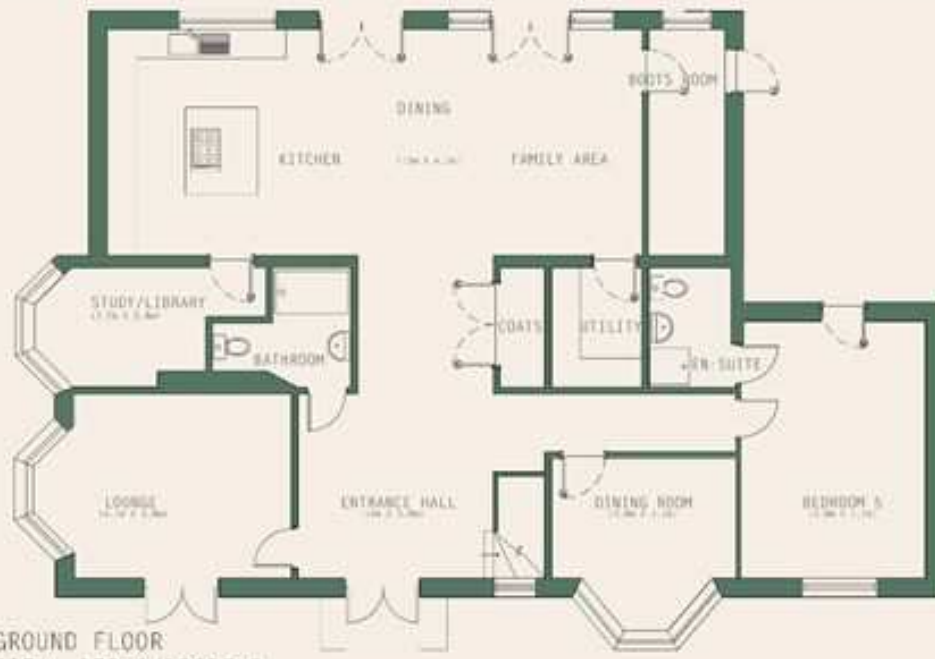
### M3 Junction 3

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.

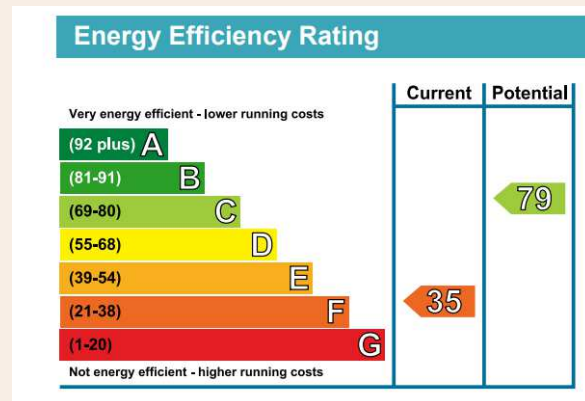
# THE FARMHOUSE & GARDENS



# THE FARMHOUSE EPC & FLOOR PLANS



GROUND FLOOR  
GIFA: 173m<sup>2</sup>/1862ft<sup>2</sup>  
TOTAL 278m<sup>2</sup>/2992ft<sup>2</sup>



FIRST FLOOR  
GIFA: 105m<sup>2</sup>/1130ft<sup>2</sup>

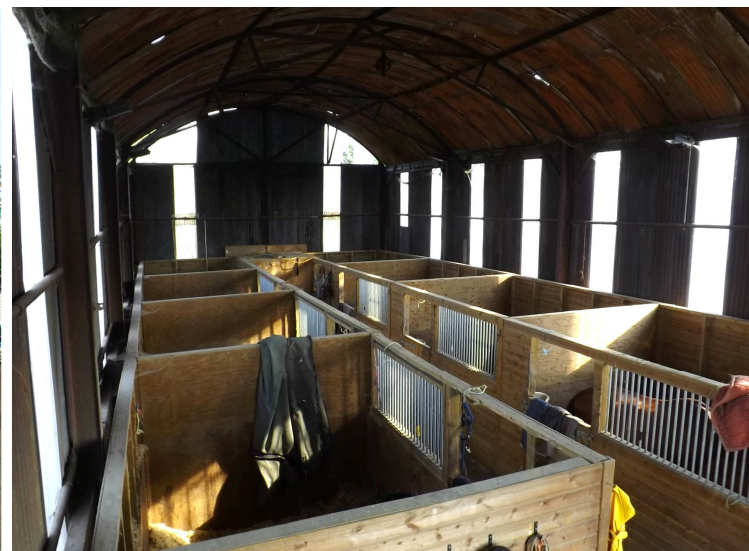
# RANELAGH POLO GROUND

## THE STABLES, BUILDINGS, YARD & ARENA

The polo ground benefits from a range of stable buildings consisting of a traditional quadrangle of looseboxes, a range of timber stables within a high eave steel frame Dutch barn, all set around a concrete yard.

Further there are numerous temporary looseboxes along with 12 tack rooms and a further feed barn and general store, all of which benefits from a planning consent for a replacement purpose built quadrangle of 20 stables, tack rooms and feed stores.

The polo ground benefits from the main gated entrance off Crouch Lane leading into the main car park with internal road leading to the additional polo lorry park and pony lines and through to polo pitch.



# THE STICK & BALL PITCH AND GALLOPS

To the north of the buildings is a laser levelled stick and ball field which benefits from land drainage and a circumference gallop track which extends to approximately 500m.

To the north of the stick and ball pitch is a levelled earth bank which provides an ideal and safe viewing area for spectators watching players on both the main pitch and stick and ball field.

Abutting each side of the stick and ball pitch are purpose built corrals benefitting from timber post and rail/electric tape fencing with mains supplied water troughs.





# THE FULL SIZE HPA APPROVED POLO PITCH

The main pitch is a full size, boarded and laser levelled HPA certified boarded polo pitch which is annually dressed with sand and benefits from purpose designed land drainage running into the boundary ditches. The field is able to be irrigated throughout the year directly from the nearby irrigation lake.

There is a chalet-style club house with views overlooking the main pitch along with the benefit of the raised spectator bank which overlooks the halfway line.



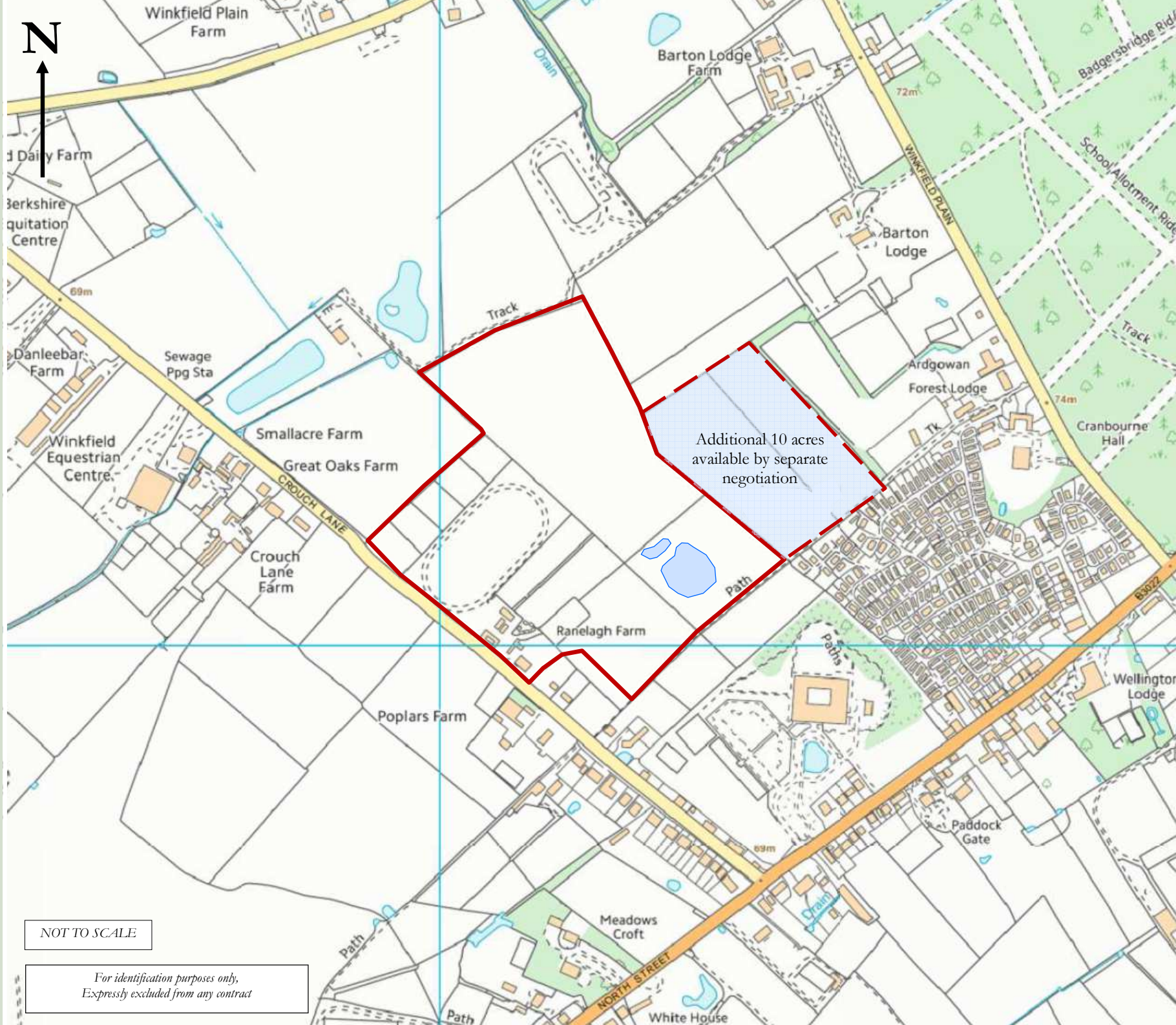
# THE PONY POOL & IRRIGATION/TROUT LAKE

Adjoining the pitches is a large purpose built attractive irrigation lake, with associated pumping equipment, all of which also serves as an amenity fishing lake stocked with coarse fish and trout.

Adjacent to the irrigation lake is a balancing pond which has been specifically designed as a pony pool with a submerged track providing a consistent depth of 1.2m with shallow gradient entrance and exit to allow ponies to be cooled after matches.



# SITE PLAN



NOT TO SCALE

*For identification purposes only,  
Expressly excluded from any contract*

# General Remarks & Stipulations

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## Services

Mains water, electricity and drainage are connected to the residential dwelling. The stable yard benefits from mains water and mains electricity. The paddocks/corrals 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 and Proposal 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. There may be a further 10 acres of pastureland available upon separate negotiation.

## 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 August-September 2014. 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 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

## 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 footpaths crossing the property.

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.

## Photographs

Images date from Summer 2014 and shall be updated in due course. However the 2014 photographs still provide an accurate representation of the property.

## Postcode

SL4 4TN

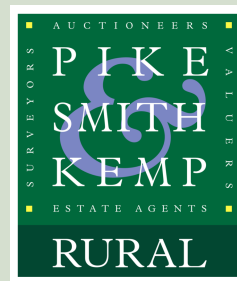
## Viewing

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

## Contact

Tom McArdle on 01628 777666





**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.