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SIMMONS & SONS



Gunsbrook Field, Waltham St Lawrence, RG10 0JP
36.36 acres (14.71 hectares) as a Whole or in 2 Lots

Guide Price £1,000,000
For Sale by Private Treaty

**Gunsbrook Field, Milley Road,
Waltham St Lawrence,
Berkshire, RG10 0JP**

**For Sale as a Whole or in 2 Lots
by Private Treaty**

Description

A rare opportunity to purchase a fine block of land extending to 36.36 acres (14.71 hectares) and available as whole or in two lots. The land is predominantly flat and has been farmed in an arable rotation. Lot 1 also includes an area of scrub land to the south of Borlase Cottages with footpath access to Milley Road. On the market for the first time in many years, the land is enclosed by mature hedgerows and intermittent mature trees. Located adjacent to the village of Waltham St Lawrence, the land is located within easy access of Henley-on-Thames, Maidenhead, Reading and Windsor.



Guide Price

Lot 1 - 31.36 acres (12.69 ha) - £800,000

Lot 2 - 5.00 acres (2.02 ha) - £200,000

Situation

The land is situated approximately 7.3 miles to the north east of Reading, and 4.8 miles south west of Maidenhead. A location plan may be found at the end of these sales particulars.

What3words:///brambles.noting.setting

Access

Access to Lot 1 is gained through a gate directly off Milley Road. Lot 1 can also be accessed along a public footpath. Access to Lot 2 is via a 5 metre wide right of way across Lot 1.



Services

Interested parties are advised to undertake their own enquiries regarding service connections and utilities. It is understood that no services are currently connected.

Wayleaves, Easements and Third Party Rights

There is a public footpath which crosses Lot 1 along the approximate boundary between the two lots. There is a 11kV electric line crossing Lot 1 with 6 poles on the land.

Timber, Minerals and Sporting Rights

The timber, mineral and sporting rights are included in the sale insofar as they are owned.

Tenure

The freehold interest with vacant possession of the land is being offered for sale as a whole by Private Treaty.

Planning

The land is situated within the administrative boundaries of The Royal Borough of Windsor and Maidenhead and is located within the Metropolitan Green Belt. There is significant opportunity to erect, subject to planning consent, an appropriate agricultural building on the land. There is the opportunity for possible carbon capture or Biodiversity Net Gain (BNG) offsetting, bearing in mind the strategic location of the land.

Interested parties are advised to make their own enquiries with regard to planning.

Basic Payment Scheme (BPS)

No entitlements are included in the sale.

Overage Clause / Uplift Clause

The vendors will not consider any "subject to planning" offers. Please note that the sale of the land will be subject to a 20% uplift clause for 30 years.



Rural Payments Agency

The land is registered with the Rural Payments Agency. A Countryside Stewardship Rotational Option is currently located on the land but this will be relocated prior to a sale.

Local Authority

The Royal Borough of Windsor and Maidenhead
Town Hall, St Ives Road
Maidenhead, SL6 1RF
T: 01628 683800
<https://www.rbwm.gov.uk>

Viewings

The land may be viewed during daylight hours by persons holding a set of these sales particulars. We require that you register your interest with us before viewing the land.



Persons entering the land on foot do so at their own risk. Neither Simmons & Sons nor the landowner accept any liability for any consequential injury to persons within the property howsoever caused.

Contact

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Date of Particulars: June 2024 (Photographs: June 2024)

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Lot 1 & 2 - Gunsbrook Field

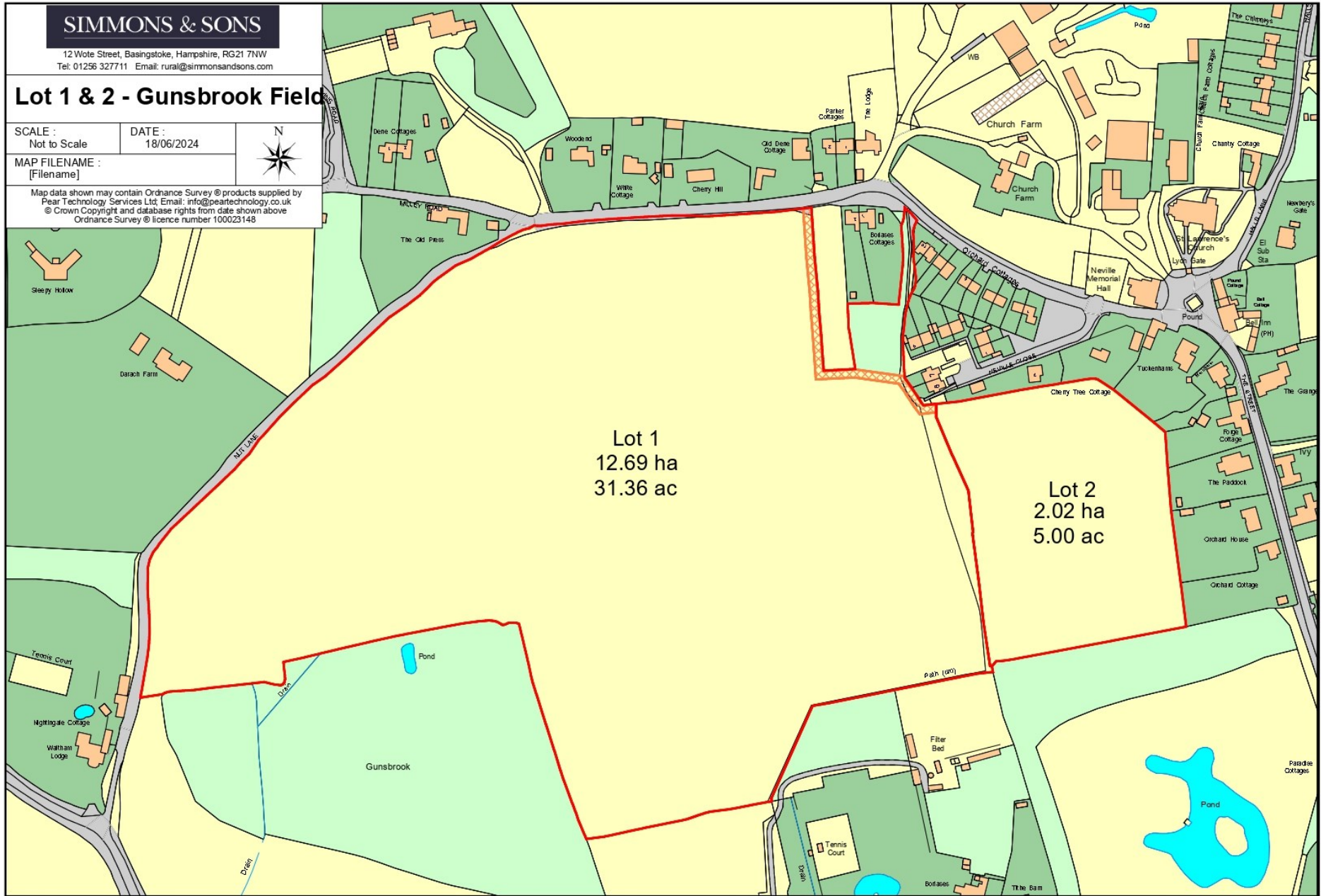
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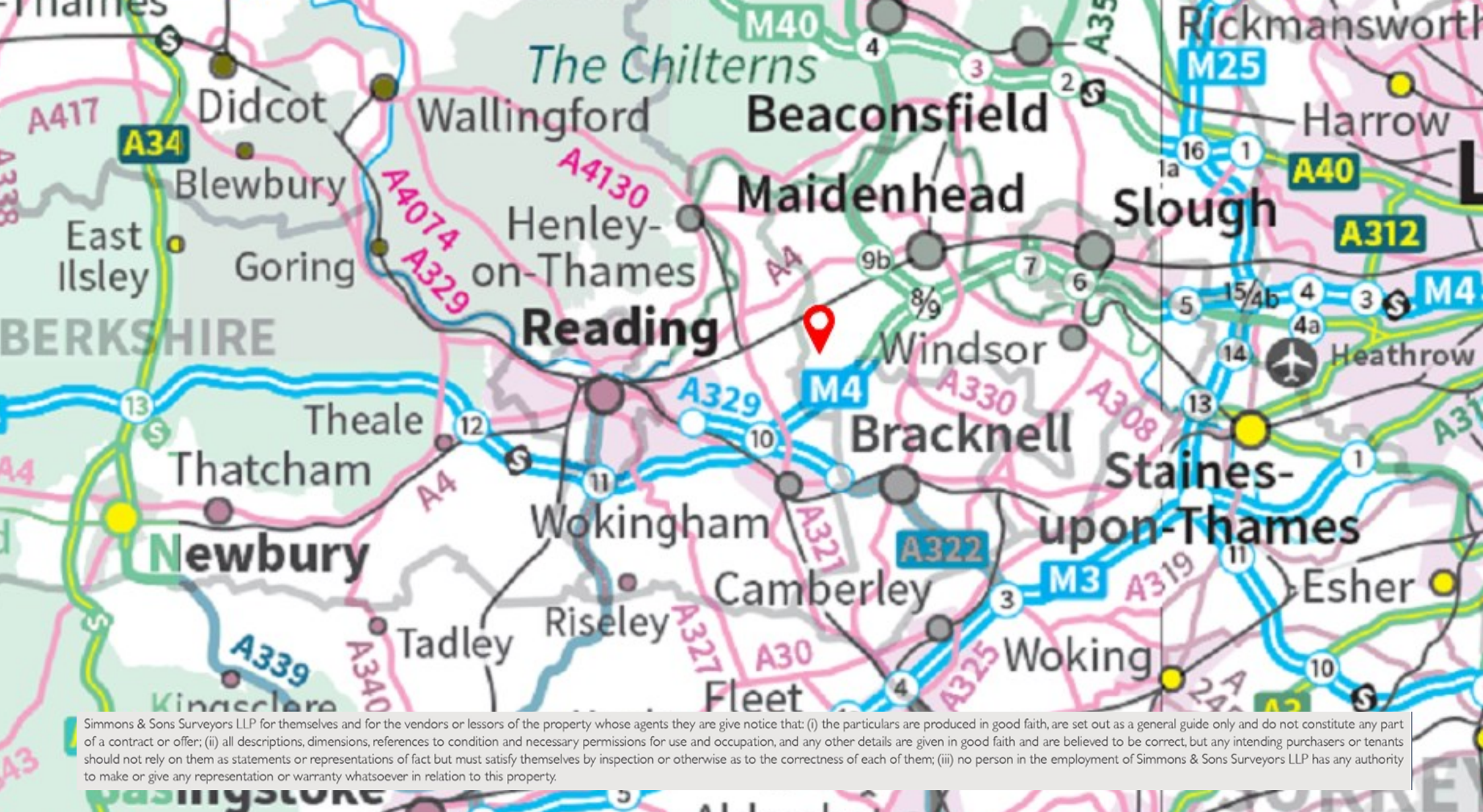
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