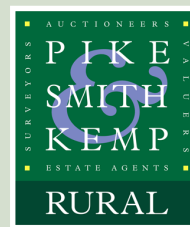


TOUCHEN END FARM
ASCOT ROAD, HOLYPORT
BERKSHIRE
SL6 3LG





TOUCHEN END FARM

ASCOT ROAD, HOLYPORT, BERKSHIRE, SL6 3LG

SELF CONTAINED POLO FACILITY IN THE HEART OF BERKSHIRE POLO COUNTRY

HOLYPORT - 1.9 MILES MAIDENHEAD - 3.9 MILES WINDSOR - 4.9 MILES MARLOW - 10 MILES CENTRAL LONDON - 32.2 MILES
FIFIELD POLO CLUB - 2.5 MILES ROYAL BERKSHIRE POLO CLUB - 4.9 MILES GUARDS POLO CLUB - 13.1 MILES
M4 JUNCTION 8/9 - 3.4 MILES M40 JUNCTION 4 - 13.3 MILES

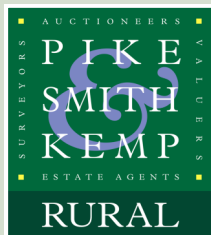
COMPRISING:

- Polo Pitch (7.5 Acres) circa 180/160m long by 125m/105m wide
 - 32 looseboxes and yard area
- Tack & feed stores, portacabins providing accommodation and grooms facilities
 - newly refurbished circular 270m all weather exercise track
 - 9 Paddocks & Woodland
 - Recently granted Planning Consent (23/01749/CLU)
 - Direct Access onto the A330 Ascot/Maidenhead Road

In all 31.50 Acres

Ideally suited to a base for a Polo Team and/or for use as a Polo Club

Guide Price - £2,500,000



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INTRODUCTION

Touchen End Farm extends in total to 31.50 acres (12.75 hectares) all of which is predominantly level land located on the outskirts of Holyport in Berkshire near to the Polo Teams of Les Lions/Great Oaks , King Power and Dubai as well as Polo Clubs including Fifield, The Royal Berkshire and Guards Polo Clubs.

The property benefits from and benefitting from:

- **Polo Pitch**
- **32 Looseboxes and Yard**
- **Two large portacabins providing grooms accommodation and facilities**
- **Tack room and feed stores**
- **Exercise Track**
- **Bell mouth double gated entrance off the Ascot Road**

The property is ideally suited for the base for a Polo Team/s and or operation of a Club.

A recent Certificate of Lawfulness 23/01749/CLU was granted for:

Certificate of lawful existing use of the land for the purposes of equestrian, including the keeping of horses for private and recreational purposes, including the provision of a polo pitch; the erection of the four metal framed and tarpaulin covered buildings [24 Looseboxes], the erection of eight wooden stables; the use of land for the siting of a single lorry body; the use of land for the siting of a metal container, the installation of two portacabins; the formation of the access, track and associated hard surface that the four metal framed and tarpaulin covered buildings and eight wooden stables and two portacabins are sited on; the formation of the circular exercise all-weather track with associated fencing.

It is notable that no restrictions were imposed regarding Commercial equestrian use of the property nor are there any restrictions on number of matches/tournaments that may be played including by visiting teams/players.

The confirmation of the looseboxes and structures as buildings provides an excellent opportunity to replace the existing equestrian buildings with a not materially larger building/s which would be supported in principle by Greenbelt Policy.



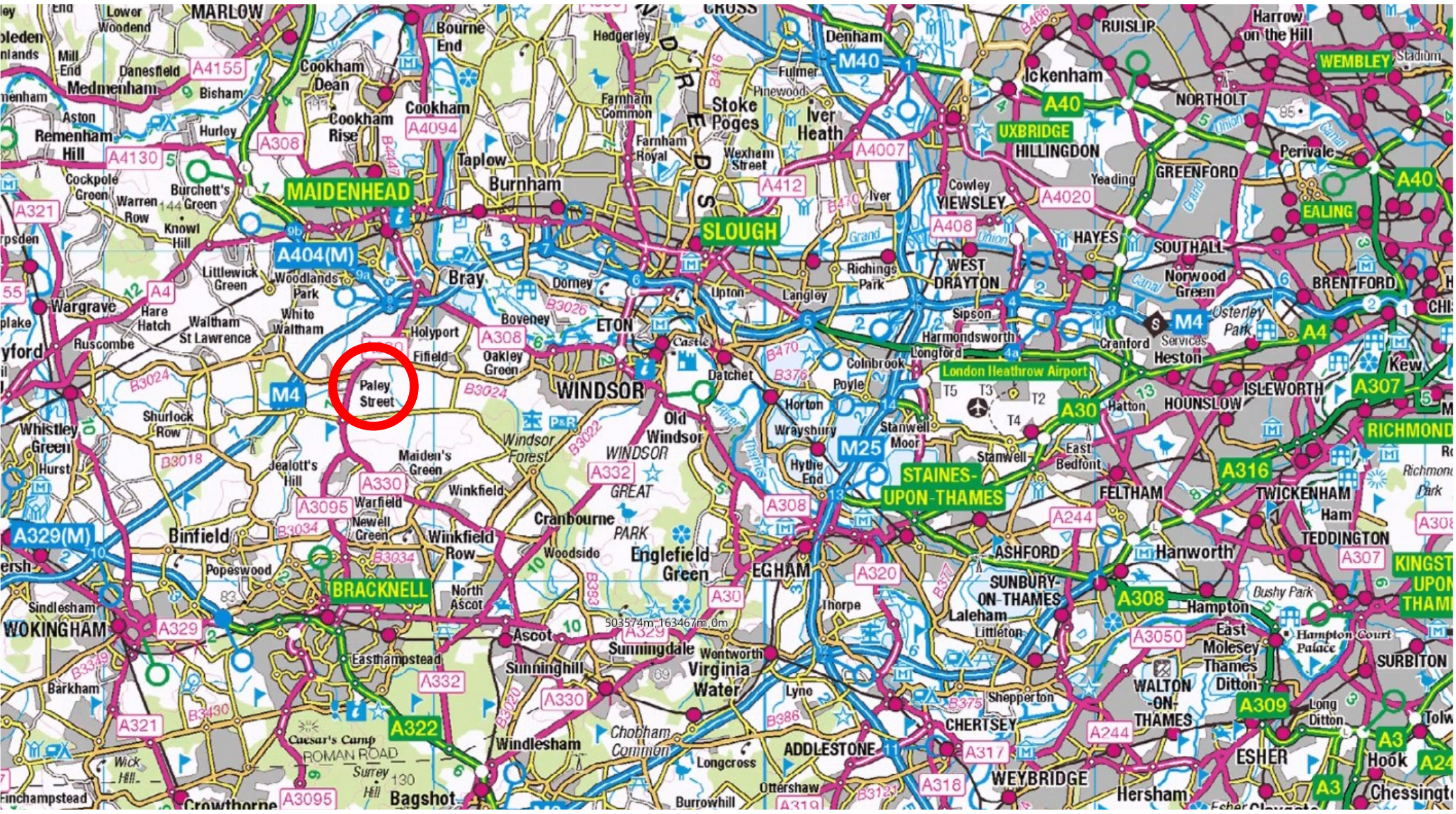


PRIVATE
PROPERTY
NO TRESPASSING
BY PERMISSION

LOCATION

The property is located on the eastern side of the Ascot Road (A330) approximately 0.5 miles to the south of Holyport.

M4 Junction 8/9 is located approximately 3 miles to the north and is easily accessible via the A330.



GENERAL REMARKS AND STIPULATIONS

ACCESS

The land benefits from a double wide gated access just off the Ascot Road (A330) situated approximately half a mile to the south of Holyport in East Berkshire.

SERVICES

The land benefits from mains water.

We understand that there is electricity 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.

METHOD OF SALE

The property is being offered for sale as a whole. Offers will be considered as a whole or in parts.

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.

SPORTING RIGHTS & MINERAL AND TIMBER RIGHTS

These are included insofar as they are owned.

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.

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.

LOCAL AUTHORITY

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

Telephone: 01628 683800

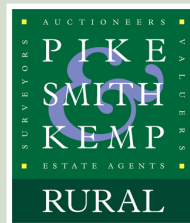
VIEWINGS

By prior appointment with Pike Smith & Kemp Rural

CONTACT

Pike Smith & Kemp Rural - Tom McArdle on 01628 777 666

Knight Frank - Greg Crosse on 01344 592 792



IMPORTANT NOTICE

Pike Smith & Kemp Rural and Knight Frank 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.