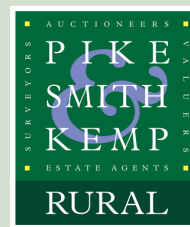


**BURDONS FARM**  
**MILLEY ROAD, WALTHAM ST LAWRENCE**  
**BERKSHIRE**  
**RG10 0JP**





# BURDONS FARM

## MILLEY ROAD, WALTHAM ST LAWRENCE, BERKSHIRE, RG10 0JP

MAIDENHEAD - 6.0 MILES

HENLEY-ON-THAMES - 6.3 MILES

WINDSOR - 9.9 MILES

MARLOW - 8.2 MILES

READING - 9.1 MILES

CENTRAL LONDON - 33.1 MILES

M4 JUNCTION 8/9 - 5.8 MILES

M40 JUNCTION 4 - 11.2 MILES

### RESIDENTIAL DWELLING WITH POTENTIAL FOR EXTENSION OR REPLACEMENT (STPP) WITH INCOME GENERATING COMMERCIAL BUILDINGS & YARD ALONG WITH EQUESTRIAN BUILDINGS, MANEGE AND PASTURELAND SET IN 25.37 ACRES.

#### RESIDENTIAL DWELLING

Three bedroom detached residential dwelling extending to 147 sq.m. (1591 sq.ft)  
set in circa 0.173 acres of fenced garden with a detached garage/outbuilding.

#### COMMERCIAL PREMISES

Consisting of 1) Office building of 80.13 sq.m.(862.49 sq.ft.), 2) Workshop building of 199.16 sq.m. (2143.74 sq.ft.),  
3) Yard areas of 977.05 sq.m.(10,516 sq.ft.) and 4) 5 no. Storage buildings totalling 183.05 sq.m.(1970.33 sq.ft.)

#### EQUESTRIAN FACILITIES

Commercial equestrian facilities comprising 14 stables, tack and feed rooms, yard areas, haybarn/machinery store,  
manege and 20.50 acres of fenced pastureland.

CONSIDERABLE PLANNING POTENTIAL FOR EXTENSION, REPLACEMENT AND/OR REDEVELOPMENT (STPP).

GUIDE PRICE OF £3,250,000.00



Pike Smith & Kemp Rural

Tel: 01628 777666

Email: [tom@pskrural.co.uk](mailto:tom@pskrural.co.uk)

# RESIDENTIAL DWELLING

A single storey dwelling house consisting of :master bedroom with ensuite shower room, 2 further bedrooms, kitchen, living room and dining room in dated but liveable condition extending to 147 sq.m. (1591.72 sq.ft.).

The house benefits from a two bay open fronted garage with enclosed stores extending to 60 sq.m (645.83 sq.ft).

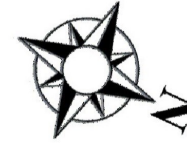
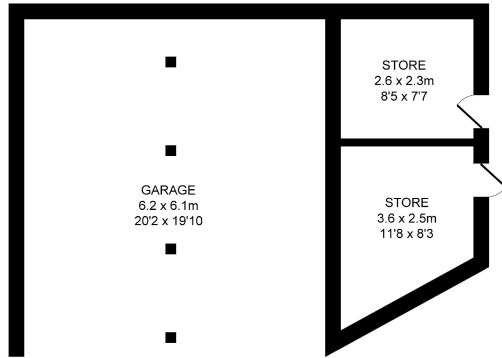
The house sits within a fenced garden extending to 0.17 acres with views over the adjoining fields which enjoys good privacy and seclusion from neighbours.

The dwelling is accessed via Burdon's Farm track, through electric gates.

The property offers excellent potential for extension and/or replacement with a new well designed family home in this idyllic location.



# FLOOR PLAN

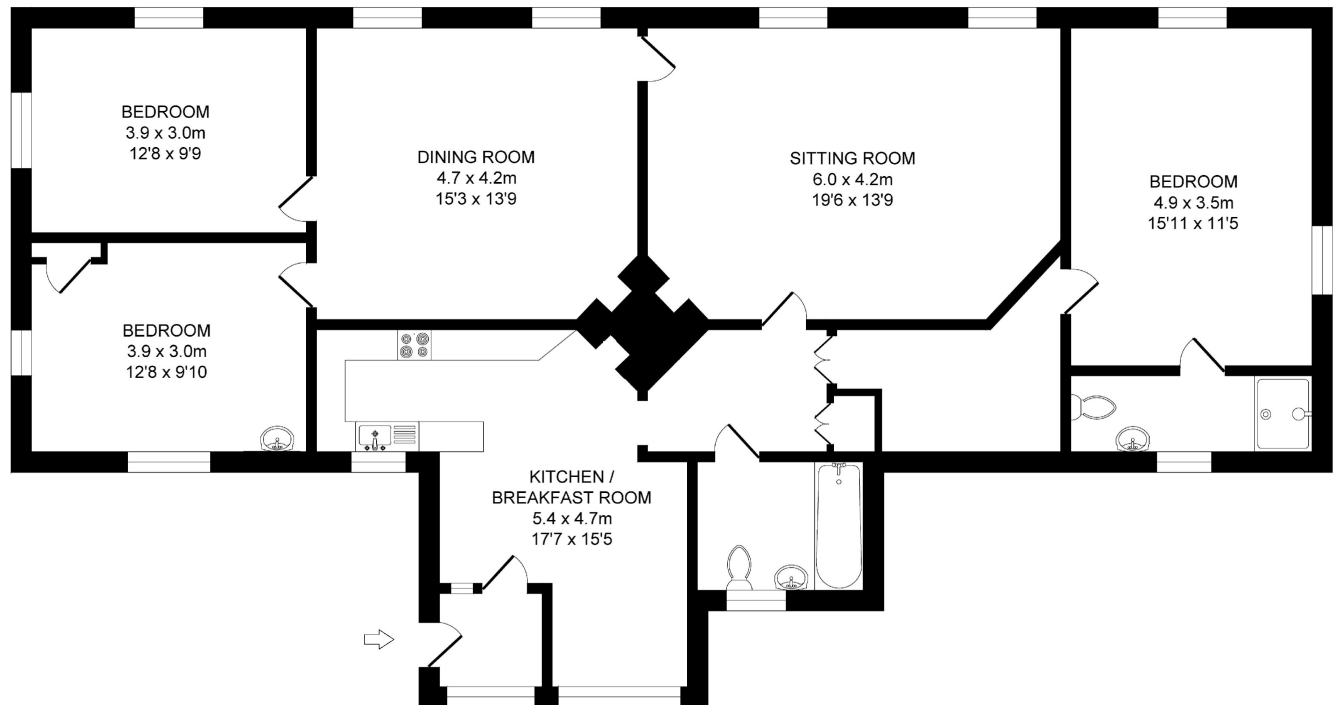


**TOTAL APPROX. FLOOR AREA 181.0 SQ.M. (1948 SQ.FT.)**

The Bungalow approx. floor area 130.0 sq.m. (1399 sq.ft.)

Outbuilding approx. floor area 51.0 sq.m. (549 sq.ft.)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		



**THE RESIDENTIAL DWELLING**

# THE COMMERCIAL YARD & BUILDINGS

## The Office

Single storey office building extending to 80.12 sq.m. (862.49 sq.ft.). Currently let on a business tenancy (excluded from security of tenure provisions). Full details available upon request. EPC Exempt due to no mechanical heating or ventilation.

## The Workshop & Yard

Portal frame storage barn extending to 199.16 sq.m. (2143.74 sq. ft.). Currently let on a business tenancy (excluded from security of tenure provisions). Full details available upon request. EPC Exempt due to no mechanical heating or ventilation.

## Units A & B

Single storey buildings extending to 53.99 sq.m. (581.14 sq. ft.) and 129.06 sq.m. (1389 sq.ft.) respectively. Currently let on a business tenancy (excluded from security of tenure provisions). Full details available upon request. EPC Exempt due to no mechanical heating or ventilation.

## Yard Area

The yard area comprises of 977.05 sq.m. (10516.86 sq.ft.) of hardstanding. Part of the yard areas are included as accesses and yard areas for the benefit of and included within the above mentioned business tenancies.

## Two Former Poultry Barns

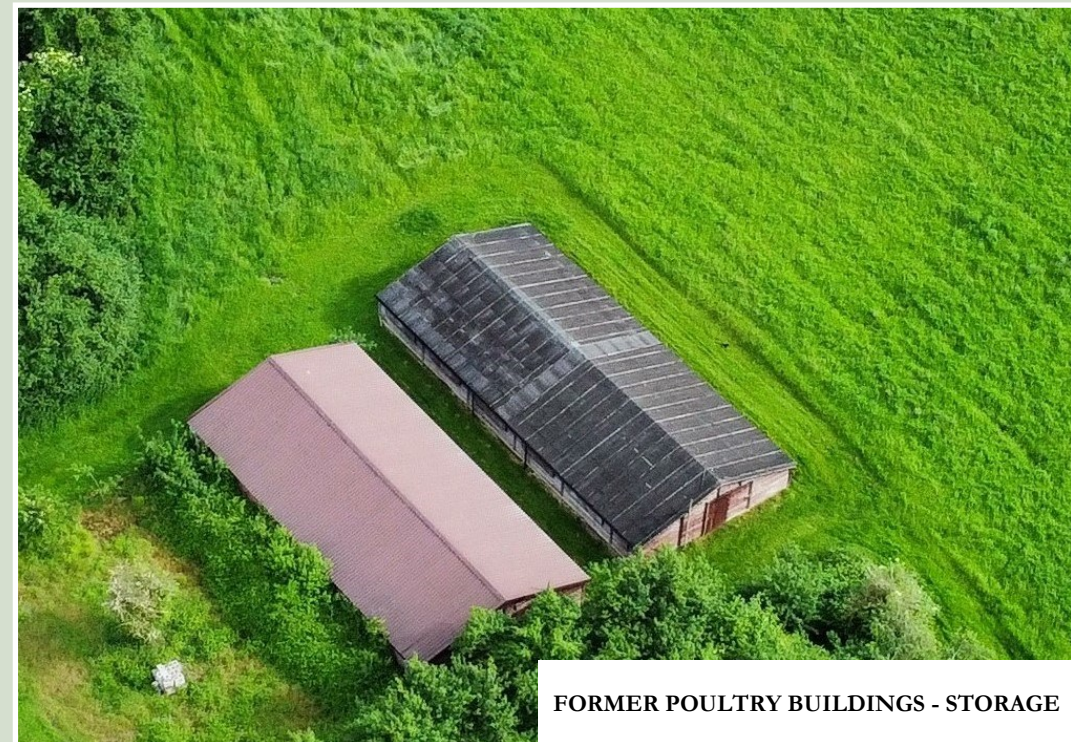
Extend to 162.2sq.m (1746 sq.ft) and 146.43 sq.m (1576 sq.ft) respectively and used in hand by the owners, for storage purposes. EPC Exempt due to no mechanical heating or ventilation.



OFFICE



WORKSHOP



FORMER POULTRY BUILDINGS - STORAGE



**THE MAIN COMMERCIAL YARD & BUILDINGS**



# THE EQUESTRIAN FACILITIES

The equestrian facilities comprise of 14 stables, feed and tack rooms accommodated in two buildings facing into a central yard, along with hay and machinery barn, general storage barn, tracks and yard areas and 18m x 26m outdoor manege with flood light.

The surrounding yard areas do provide parking for cars, horse boxes and trailers.

The pastureland extends to 20.50 acres laid out as fenced and watered paddocks with the ability to be split down further if needed.

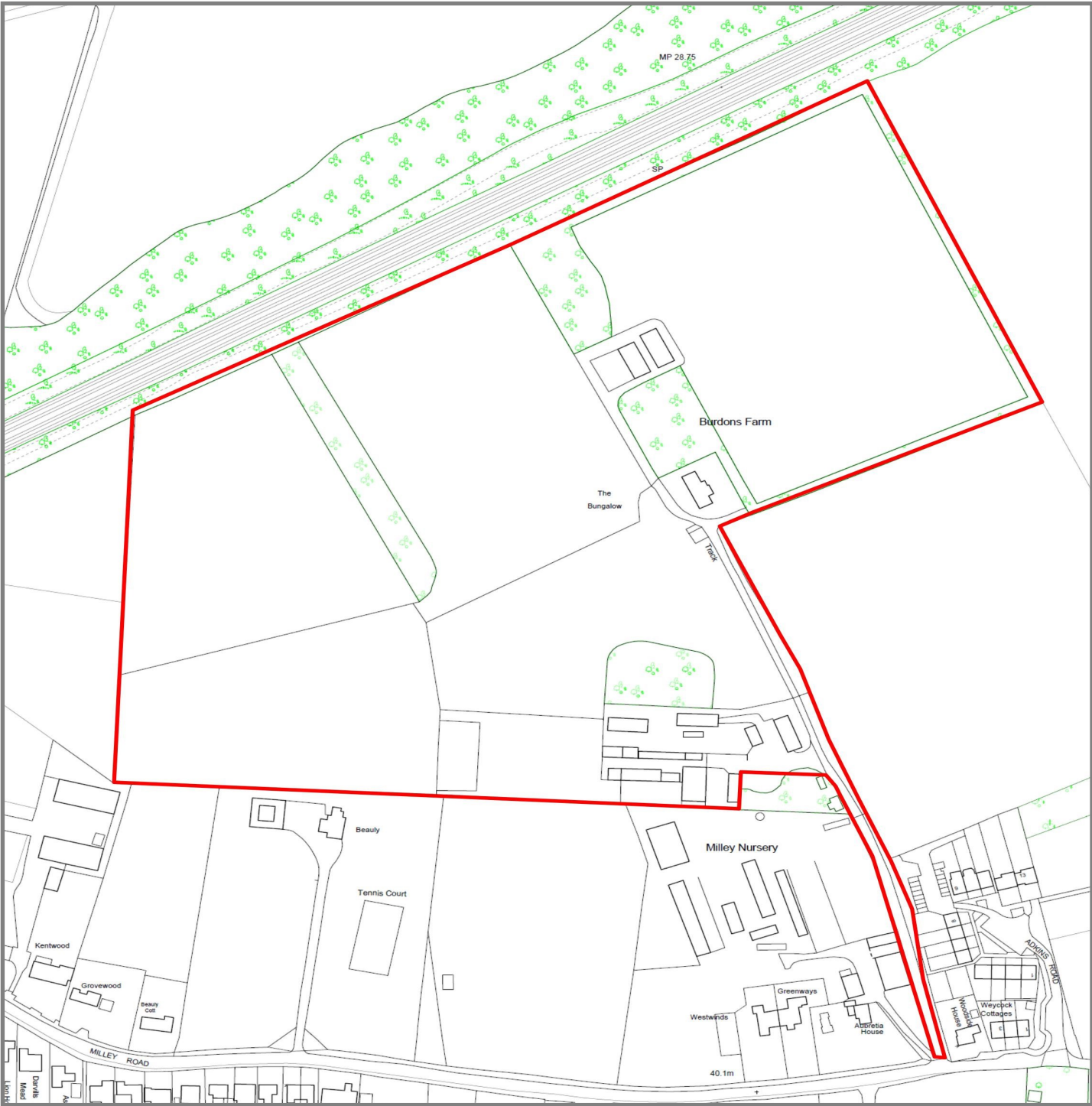
Areas of shelterbelt woodland (0.53 acres) separates the main paddocks.

Access to the extensive Knowl Hill bridleway circuit is via Waltham St. Lawrence village.

The soils of the property are designated as Frilsham being described as 'Well drained mainly fine loamy soils over chalk' ideally suited for permanent grassland, cereals, field vegetable and possibly horticultural fruit.



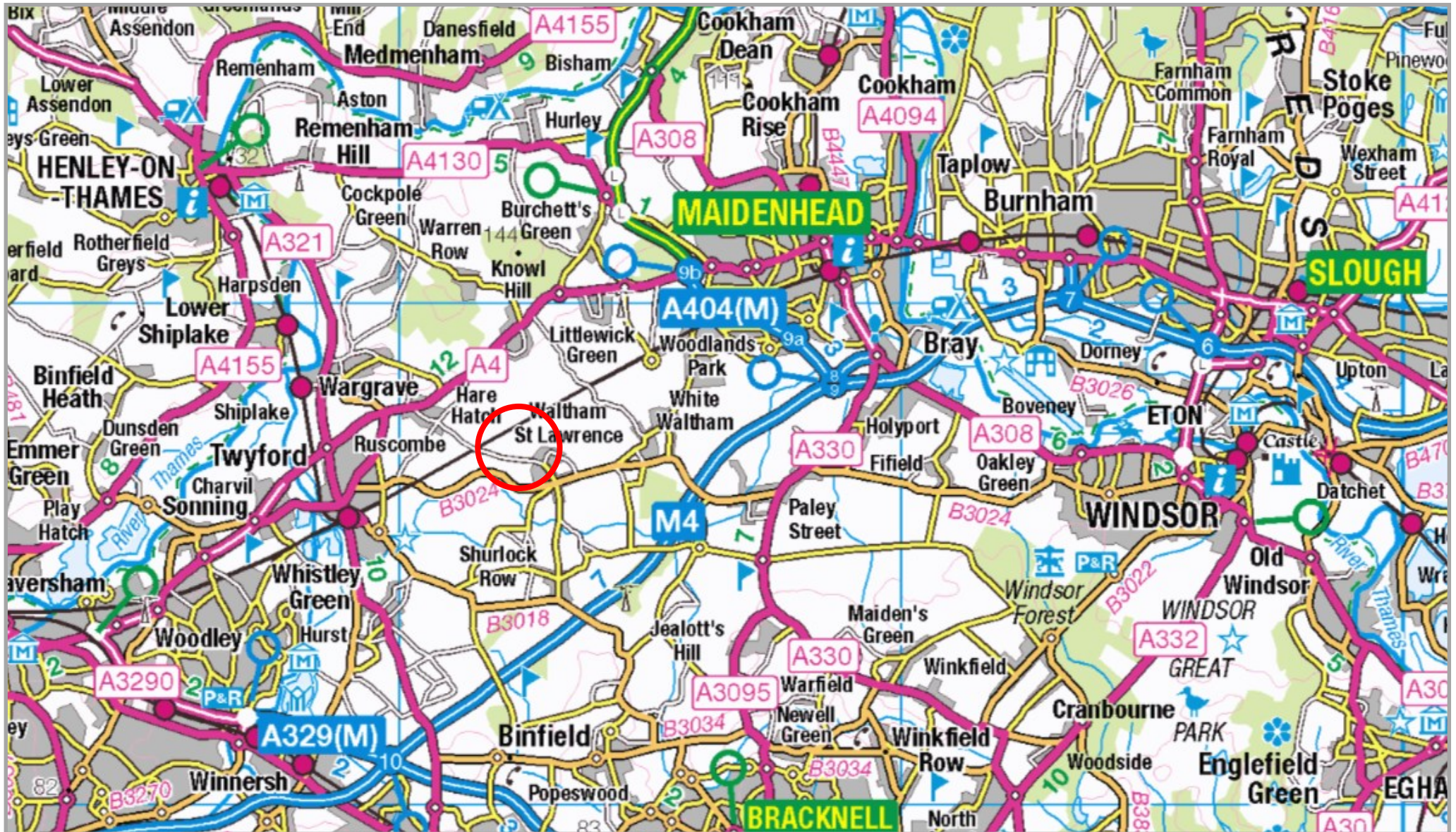
# S I T E P L A N



# LOCATION

The property is located west of Waltham St Lawrence, approximately 7 miles south west of Maidenhead. Both the M4 (Junction 8/9) and M40 (Junction 4) are easily accessible via the nearby A4 Bath Road and A404 dual carriageway situated 4 miles to the east providing good access into central London.

The mainline station at Twyford (3 miles south west) providing fast trains to London Paddington via Maidenhead.



# GENERAL REMARKS AND STIPULATIONS

## ACCESS

Burdon's Farm can be accessed via the privately owned track known as Burdon's Lane via the bell mouth entrance off off the adopted highway of Milley Lane.

## SERVICES

It is understood that the property benefits from mains electricity, mains water, mains drainage and a BT phone/broadband line.

The residential dwelling benefits from private drainage.

## 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.

## METHOD OF SALE

The property is being offered for sale as a whole although offers on parts will be considered.

## TENURE

The property is offered for sale Freehold subject to the following: A

- 1) 20 year leasehold of the house, gardens and garage from 27th October 2014 specific only to the current occupant at a peppercorn rent. Vacant possession may be available by negotiation; and
- 2) The existing tenancies (excluded from security of tenure) over the commercial buildings and yard which expire 31st March 2025 but are subject to three month notice period.

## 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.

There are no public rights of way across the property.

## COMMERCIAL RATES

The Office Rateable Value as at April 2023 - £5,600;

The Workshop Rateable Value as at April 2023 - £18,000;

Unit A Rateable Value as at April 2023 - £9,700;

Unit B Rateable Value as at April 2023 - £9,500.

## 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

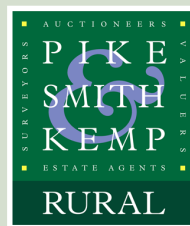
Telephone: 01628 683800

## VIEWINGS

By prior appointment with Pike Smith & Kemp Rural

## CONTACT

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



#### **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.