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## Brunningshams Farm, Heath Ride, Finchampstead



**A site of about 18.174 acres**

**The frontage with two field gates and buildings has a width adjoining Heath Ride of just over 200ft x 980ft deep – 4.555 acres**

**Beyond there are two further parcels of mainly woodland fronting a roman road at the rear and extending to a further 13.6 acres approx.**

**In an area of built up frontages on both sides of Heath Ride.**

**The main building formerly used for agricultural purposes including a farm shop has a footprint of about 4000 sq ft and a mezzanine of about 1,600 sq ft with other buildings of a further 2,000 sq ft. approx. In total about 7,600 sq ft of floor space.**

**No recent planning history**

**Unconditional offers only. Viewing strictly by appointment.**

**For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or [davidauger@martinpole.co.uk](mailto:davidauger@martinpole.co.uk)**



**Price Guide £2,000,000**

# Brunningshams Farm, Heath Ride, Finchampstead RG40 3QJ\*

**DESCRIPTION/LOCATION:** Forming part of a peaceful area with little passing traffic to the south of Wokingham known as The Rides. Most road frontages are now generally developed but with the beauty of an extensive area of National Trust land all around including Simons Wood which also has extensive frontage to Wellingtonia Avenue, a wonderful road flanked with magnificent redwoods which runs into the famed Finchampstead Ridges. Houses within this general area can and do command prices in excess of £2,000,000.

\*The site does not appear to have a registered postcode. The postcode given above is for the houses immediately opposite.

The main building on the site is of blockwork construction with good natural light beneath a corrugated roof and was built during the 1980's. There was a farm shop at the front with store, toilet and freezer room beside – this area measures 39ft x 19 ft approx.. Mains Electricity and Water connected. The rear part measures 80 ft x 39 ft is divided to several areas and once again has a toilet. Electricity and water connected. Rear Loading bay with door: 12ft x 11 ft 6 approx. Also mezzanine 40 ft x 40 ft. Several other ancillary buildings.

Gross Floor Area of all buildings including mezzanine about 7,600 sq ft.

Beyond the nearby country walks the towns of Crowthorne and Wokingham are about 3 miles and 4 miles respectively with more local shops available around the railway station at Crowthorne. The area has highly regarded state and private schools including Wellington College, Ludgrove and Luckley Oakfield in the private sector. Access to the M3 is available to the south via the A327 (Junction 4a) or the A321 (Junction 4) at Camberley. The M4 with Junctions 10 & 11 to the north is equally accessible. Train services to Waterloo are available either from the south at for example Winchfield or to the north at Wokingham. From Reading or Twyford there are services to London, Paddington and also on the Elizabeth Line.

**THE SITE:** The front part (parcel A) enjoys a commanding frontage of just over 200ft – there are two field gates. The depth is about 950 ft. All buildings are on this front part of the site. Area about 4.555 acres.

The remainder of the site is on two registered titles both of which have frontage to a Roman Road. Both mainly covered by trees. Parcel B. 2.793 acres. Parcel C. 10.826 acres.

**SERVICES:** Mains Water and Electricity are connected to the site and in addition we understand mains gas is available in Heath Ride. No Mains Drainage. The Ofcom website indicates standard and superfast broadband is available. Highest available download speed 42 Mbps and upload speed 8 Mbps.

**RATEABLE VALUE /COUNCIL TAX:**

There is no assessment for this property.

**TENURE:**

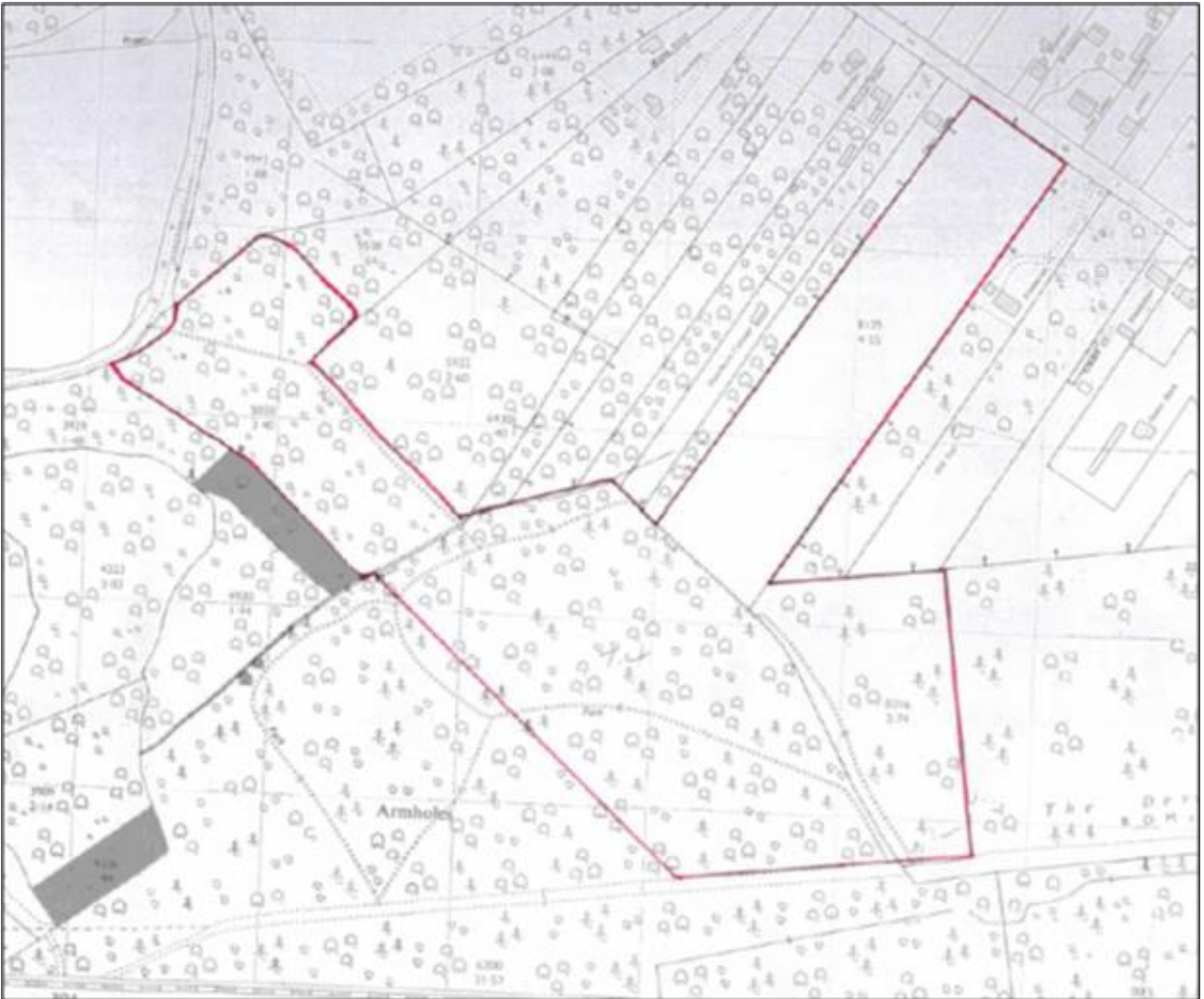
Freehold with vacant possession upon completion of the purchase. There are 3 Titles to this property. The front part of the site extending to 4.555 acres is currently the subject of First Registration with the Land Registry, two further areas of land at the rear are registered.

**PLANNING:**

There is no recent planning history to this site recorded on the Wokingham Borough Authority website. The most recent history refers to an application in 2006 for a Certificate of Lawful Use for light industrial and office space. This was refused by Wokingham Borough Council and the appeal dismissed.

**IMPORTANT NOTICE:** Please note that we have not checked whether any extension or alterations to the property comply with planning or building regulations. This should be checked by your solicitor or surveyor. We have endeavoured diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed, nor do they necessarily guarantee a place in the school. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Fo: H36922





For identification purposes only





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