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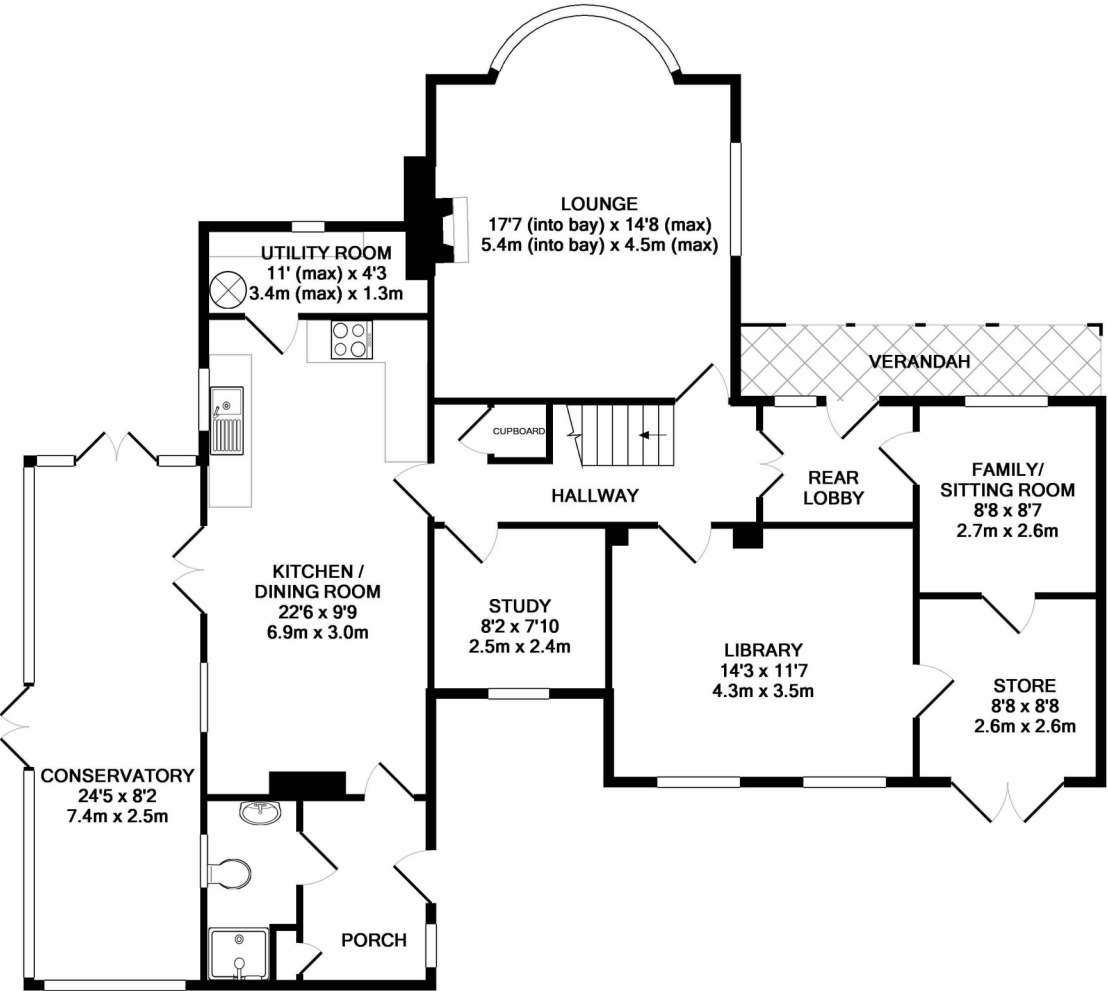
SIMMONS & SONS

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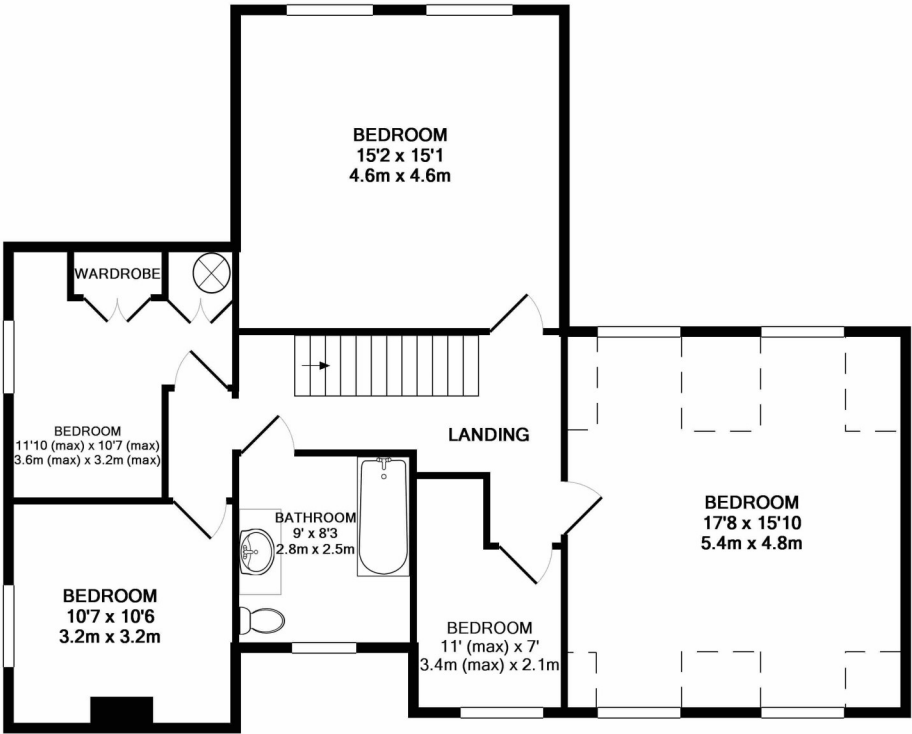
Long Lane Farm
Ascot Road, Touchen End, Maidenhead, Berkshire SL6 3LG

For Sale by Private Treaty

Long Lane Farmhouse



GROUND FLOOR
APPROX. FLOOR
AREA 1312 SQ.FT.
(121.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 988 SQ.FT.
(91.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2300 SQ.FT. (213.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**A 44.72 acre residential farm with development potential
located in an exclusive rural location in the Parish of Bray.**

For sale as a whole by Private Treaty

A rare opportunity to acquire a residential farm set in 44.72 acres in a sought after location close to the village of Touchen End.

Available for the first time in more than 70 years, Long Lane Farm offers significant development potential subject to planning permission.

- A 5 bedroom farmhouse offering approximately 2,300 sq ft accommodation
- A range of farm buildings and former farm buildings with planning permission for other uses extending to approximately 15,950 sq ft
- Approximately 42.45 acres of permanent pasture farmland farmed without chemicals for nearly 30 years
- Approximately 3.6 miles from Maidenhead Railway Station
- London Paddington Station 43 minutes direct trainline from Maidenhead
- Easy access to Maidenhead, Windsor and London
- Heathrow 13.7 miles by road
- Conveniently located close to the M4 motorway providing a road network into London
- Close to highly respected schools such as Holyport College (0.8 miles), St George's School Windsor Castle (6.1 miles) and Eton College (7.4 miles)
- Catchment for Holyport College, Ascot Road (0.8 miles) mixed boarding free secondary school sponsored by Eton College.

Postcode

The postcode for the property is **SL6 3LG**.



Description

Long Lane Farm, Touchen End

Long Lane Farm comprises a 2,300 sq ft (213.7 sq m) 5 bedroom farmhouse set in an idyllic private garden with a pond and productive orchard, range of outbuildings extending to 15,950 sq ft (1,482 sq m) and approximately 44.72 acres (18.1 hectares) of agricultural land.

Situation

Touchen End is located to the south of Maidenhead (4.5 miles), west of Windsor (5.6 miles) and north of Bracknell (7.7 miles). Long Lane Farm is in an area well known for Polo clubs and Ascot and Windsor racecourses.

Directions

From Maidenhead junction 8/9 of the M4 motorway take the second exit onto the A308. At the next roundabout take the fourth exit onto the A330 and follow the road for approximately 3 miles passing through Holyport. The property is situated on the left hand side approximately 400 yards after the B3024 junction towards White Waltham.

Access

Access is gained directly from the A330 (Ascot Road) via an owned private driveway leading to Long Lane Farm and a neighbouring bungalow.

Long Lane Farmhouse

Long Lane Farmhouse is a brick built Victorian residence, with a number of later additions and currently offers accommodation comprising an entrance lobby, WC, fitted kitchen, pantry with original smoker, conservatory, study, library, a storage area, snug/sitting room, entrance hall and bay windowed lounge on the ground floor with 2 double bedrooms, 3 single bedrooms and a family bathroom on the first floor.

The Farmyard and Outbuildings

A range of portal framed livestock buildings and concrete block former agricultural buildings with planning consent for commercial storage are set within the farmyard adjacent to the farmhouse providing in all an estimated 15,950 sq ft (1,482 sq m) of covered space.

Land

The farmland extends to approximately 42.45 acres of permanent grassland bordered by mature hedgerows and a mixture of post and wire or post and rail fencing, as shown outlined in red on the plan to the rear of these particulars. A small area of the land is held under a possessory title, due to an anomaly on the Land Registry Title Plan. No fertilisers, herbicides, sprays or other chemicals have been used on the land for approximately 30 years.





General Remarks

Method of Sale

The property is for sale as a whole by Private Treaty.

Tenure

The property is offered for sale with vacant possession upon completion.

Restrictions, Rights of Way and Easements

The farm benefits from easy access onto Long Lane bridleway, providing safe off-road riding and from being part of the local public footpath network. A plan of the public rights of way crossing the property can be provided to interested parties.

The farmland to the northeast is crossed by an overhead electricity line.

Services

We understand that the farmhouse is connected to mains water, mains electricity and private drainage with heating provided by an air source heat pump. A 3.76 Kw solar panel system is installed on the farmhouse. Solar panels are also located on two additional buildings.

A combination of three phase and single phase metered mains electricity is connected to the agricultural buildings and business units. Mains water is connected to the agricultural land and some of the agricultural buildings.

Planning

The land is situated within the Metropolitan Green Belt. We understand that three of the former agricultural buildings which are let for commercial storage have planning permission for B8 storage or distribution use.

Entitlements

There are no Basic Payment Scheme Entitlements included in the sale.



Local Authority

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

EPC

The EPC rating for the farmhouse is Band D. A copy of the EPC certificate is available on request from Simmons & Sons.

Timber, Mineral and Sporting Rights

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

Health & Safety

Given the potential hazards of working farms and agricultural land, viewers are asked to take care and be as vigilant as possible in regard to their personal safety when viewing the property.

Date of Particulars

September 2019.

VIEWINGS - Strictly by appointment with:

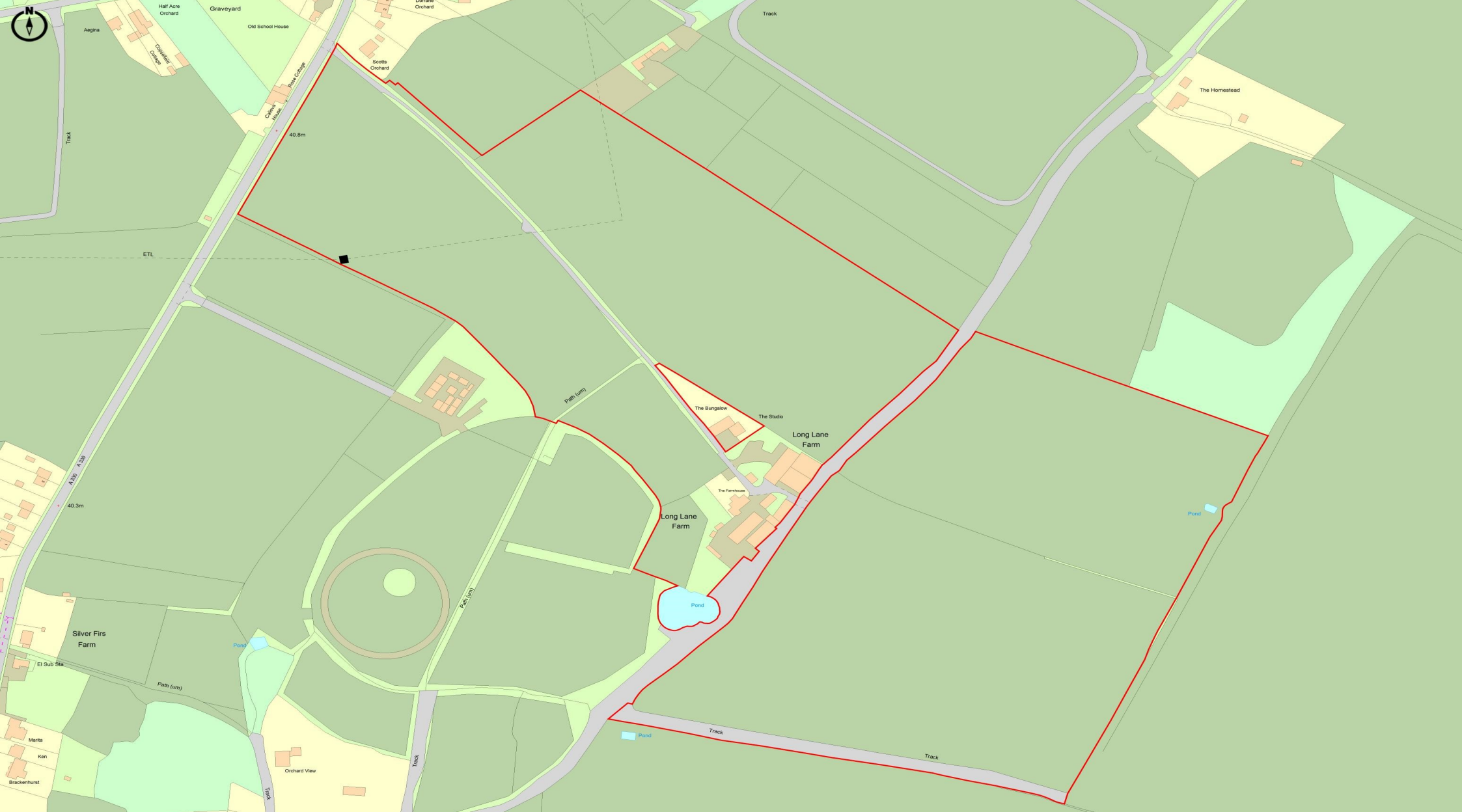
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