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**SIMMONS & SONS**



Land at West End, Waltham St Lawrence, RG10 0NU

19 acres (7.69 hectares)

Guide Price £795,000

For Sale by Private Treaty

**Land at West End, School Road  
West End, Waltham St Lawrence  
Berkshire  
RG10 0NU**

**For sale as a whole by Private Treaty**

**Description**

A rare opportunity to purchase a fine block of land extending to 19 acres (7.69 hectares) in total. Set in a ring fence, the land is of excellent quality and is predominantly flat. On the market for the first time in many years, the land is enclosed by mature hedgerows and intermittent mature trees offering a high level of privacy. Located at the heart of the desirable hamlet of West End, Waltham St Lawrence, the land is located within easy access of Wokingham, Maidenhead, Reading and Windsor.



**Situation**

The land is situated approximately 9.2 miles to the east of Reading, and 6 miles southwest of Maidenhead. A location plan may be found at the end of these sales particulars.

**What3words:** cropping.marathon.feast

**Postcode:** RG10 0NU

**OS Grid Reference:** SU82460 75536

**Access**

Access to the land is gained through a field entrance directly off School Road.





## **Services**

Interested parties are advised to undertake their own enquiries regarding service connections and utilities.

## **Wayleaves, Easements and Third Party Rights**

There are no public rights of way affecting the property.

## **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 may be the opportunity to create an additional agricultural access on the northern boundary. 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 not be subject to any overage or uplift clauses and therefore any sale contract will be unconditional.

## Rural Payments Agency

The land is registered with the Rural Payments Agency. No land-based schemes have been entered into.

## Local Authority

The Royal Borough of Windsor and Maidenhead  
Town Hall  
St Ives Road  
Maidenhead  
SL6 1RF  
T: 01628 683800

## 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

Simmons & Sons Surveyors LLP  
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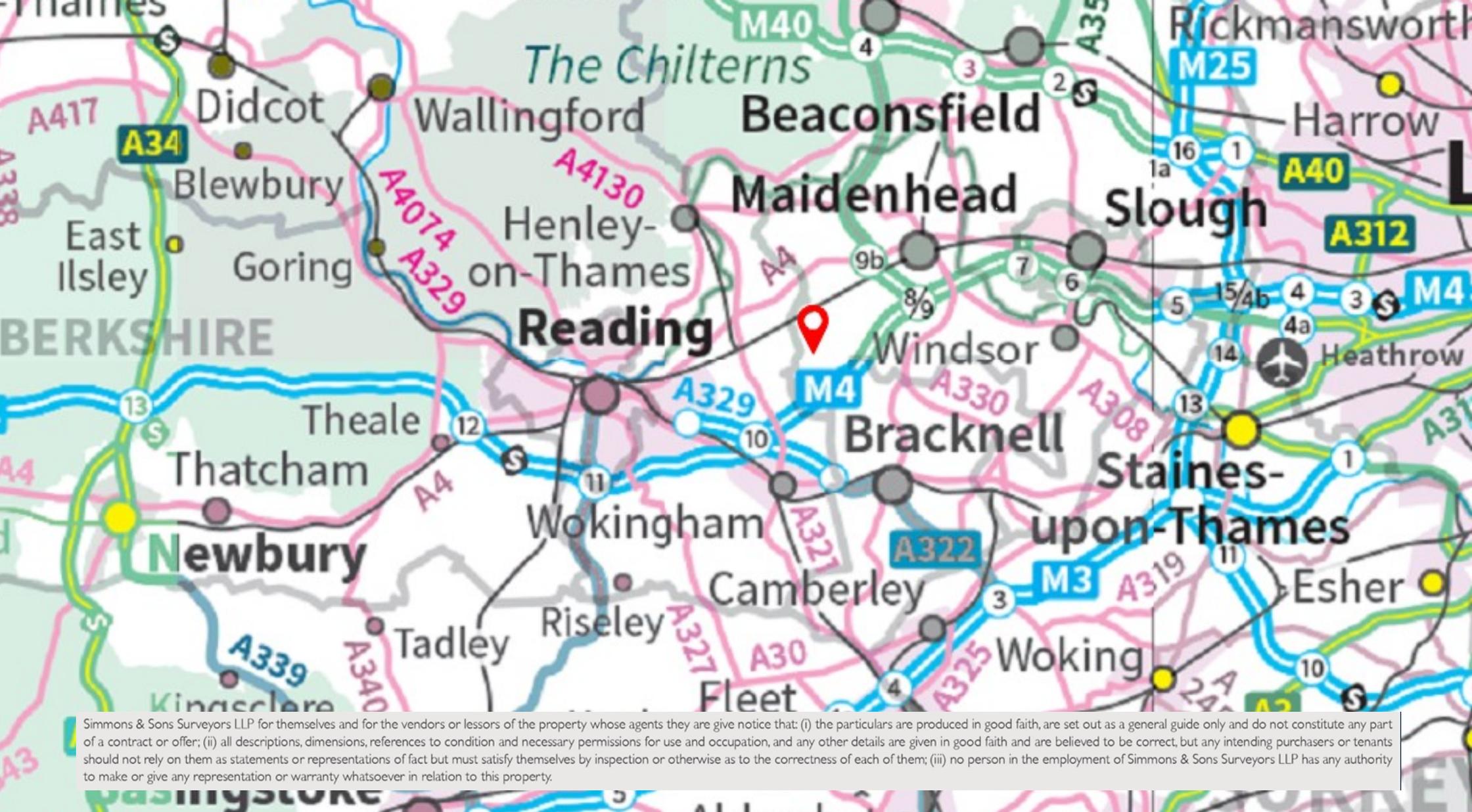
Jonathan Greaves or Antonia van Deventer

T: 01491 529750

E: [jgreaves@simmonsandsons.com](mailto:jgreaves@simmonsandsons.com) or [avd@simmonsandsons.com](mailto:avd@simmonsandsons.com)

**Date of Particulars:** December 2023 (Photographs: November 2023)





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