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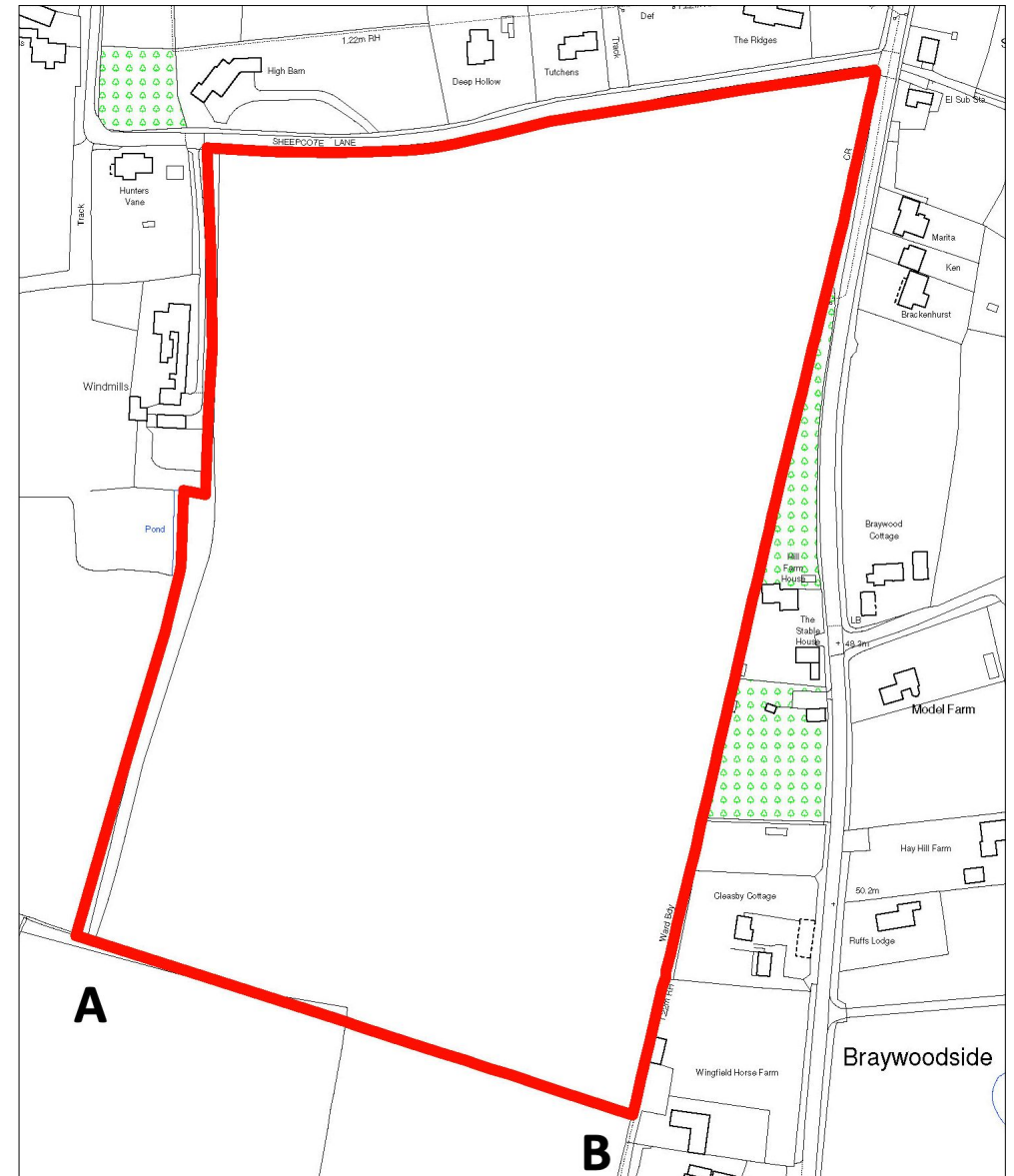
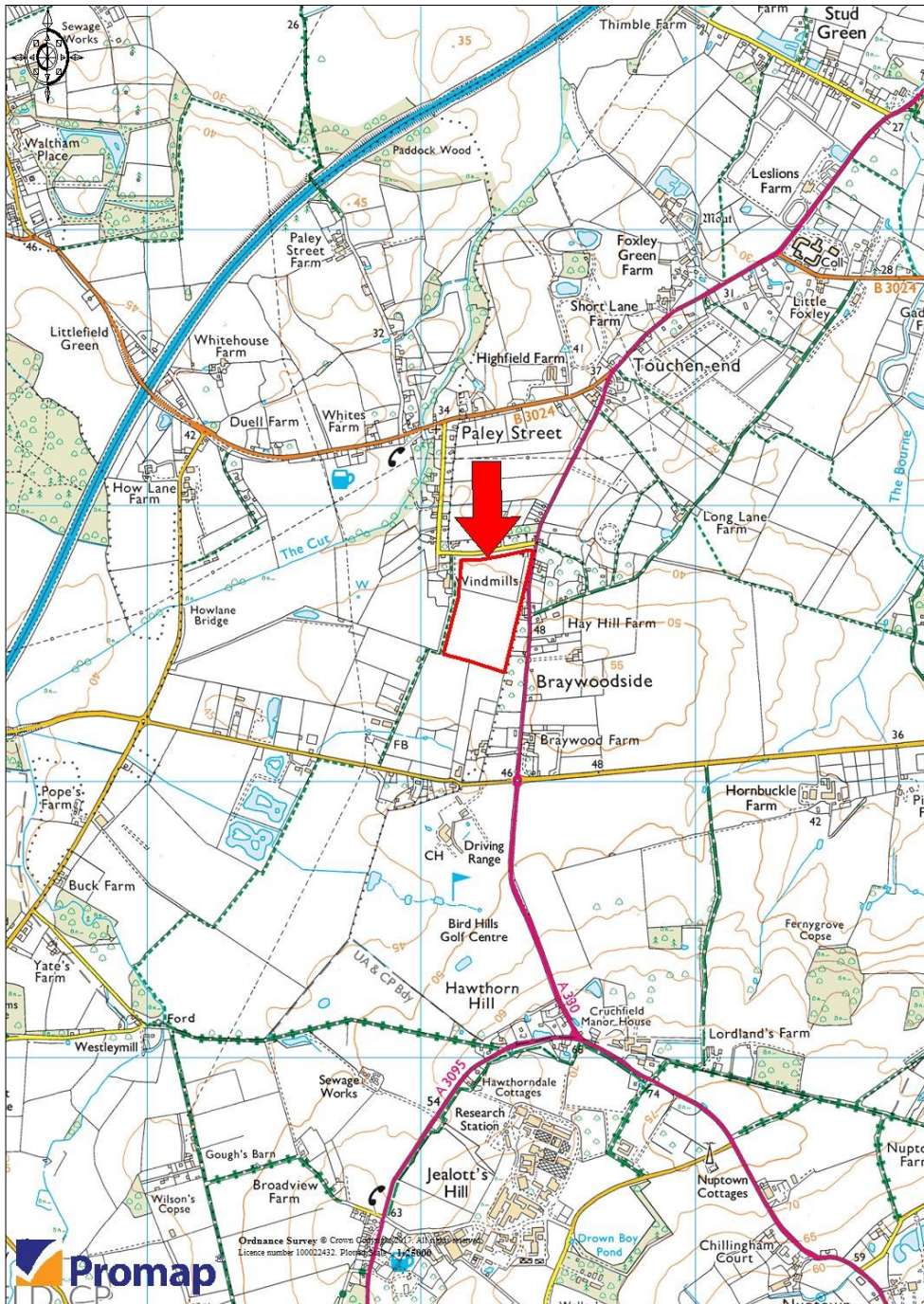
SIMMONS & SONS



Approx 26.48 acres (10.71 ha)

Sheepcote Lane, Paley Street, Maidenhead, Berkshire SL6 3SU

Offers in Excess of £750,000



DESCRIPTION

Land at Sheepcote Lane, Paley Street comprises approximately 26.48 acres (10.71 ha) of predominantly level field in a single enclosure with roadside frontage to the A330, mature boundary trees and post and wire fences.

The land is shown on the Ministry of Agricultural Land Classification Map as Grade 3 and is shown outlined in red on the plan opposite.

The land is registered for the Basic Payment Scheme and entitlements will be available by separate discussion.

The vendors will erect and thereafter maintain a fence between points A - B on the plan.

SITUATION

The land is situated approximately 4 miles south west of Maidenhead in Berkshire as shown on the location plan.

DIRECTIONS

From Maidenhead take the A308 south towards Holyport. At the roundabout take the A330 towards Bracknell, passing through Holyport and Touchen End. Turn right into Sheepcote Lane and the land is on the left hand side.

ACCESS

Access to the field is gained via two gateways to the north both leading from Sheepcote Lane. The first entrance gate closest to the A330 is currently overgrown with the main access via double gates in the north western corner leading to a hardened track serving the field.

SERVICES

There are no services connected to the land and prospective purchasers are advised to make their own enquiries of the statutory authorities. The vendors have a 2015 quotation to connect a water supply to the field for £2632.00.

RESTRICTIONS

A public footpath runs along part of the western boundary and the land is situated within the Greenbelt.

COVENANT

An uplift covenant based on 50% of the increase in value will apply to the land to be sold in relation to any residential or commercial change of use for a period of 25 years.

VIEWINGS

The property will be available for viewing at any reasonable time. We would ask prospective purchasers to carry a copy of the sales details to help establish the field boundaries and to be as vigilant as possible when making your inspection for your own personal safety. All prospective purchasers are requested to register with the Agents before visiting the property.



LOCAL AUTHORITY

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

VIEWINGS - Strictly by appointment with:

Simmons & Sons
32 Bell Street
Henley-on-Thames
Oxfordshire RG9 2BH
T: 01491 571111
E: kclarke@simmonsandsons.com or edixon@simmonsandsons.com

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32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Sherdon House
Reading Road
Sherfield-on-Loddon
RG27 0EZ
T: 01256 882200

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151