



Land at College Farm and Old Windsor

OLD WINDSOR, BERKSHIRE

Carter Jonas



LAND AT COLLEGE FARM OLD WINDSOR BERKSHIRE SL4 2QY

Well established grassland in a rarely available location.

The land at College Farm and Old Windsor comprises well established grassland lying in three parcels and bordering Windsor Great Park in places to the north.

In all extending to about 67.35 acres
(27.26 hectares)

For sale by private treaty as a whole or
in up to three lots.



LOCATION

Bordering Windsor Great Park in places to the north and private ownership elsewhere the property has access to Crimp Hill and the B3021 in a number of places. The A308 to the west provides access to the A332 north at Windsor.

LAND

The land lies in three distinct blocks comprising permanent pasture. Identified as Grade 3 on the Agricultural Land Classification Maps, the soil is further described as being slowly permeable seasonally wet slightly acid but base-rich loamey and clayey soil suitable for grassland.

Lot 1: Land at College Farm

With access between 23 Crimp Hill and the adjacent school the land at College Farm extends to 23.94 acres (9.69 hectares) and sits at the top of a hill, bordering other residential property and Windsor Great Park.

Lot 2: Land at Crimp Hill

Sitting on the border between Crimp Hill and behind residential property on Burfield Road, the land extends to circa 13.17 acres (5.33 hectares) and has a gated access to Crimp Hill, providing 2 enclosures of well-established pasture.

Lot 3: Land at Burfield Road

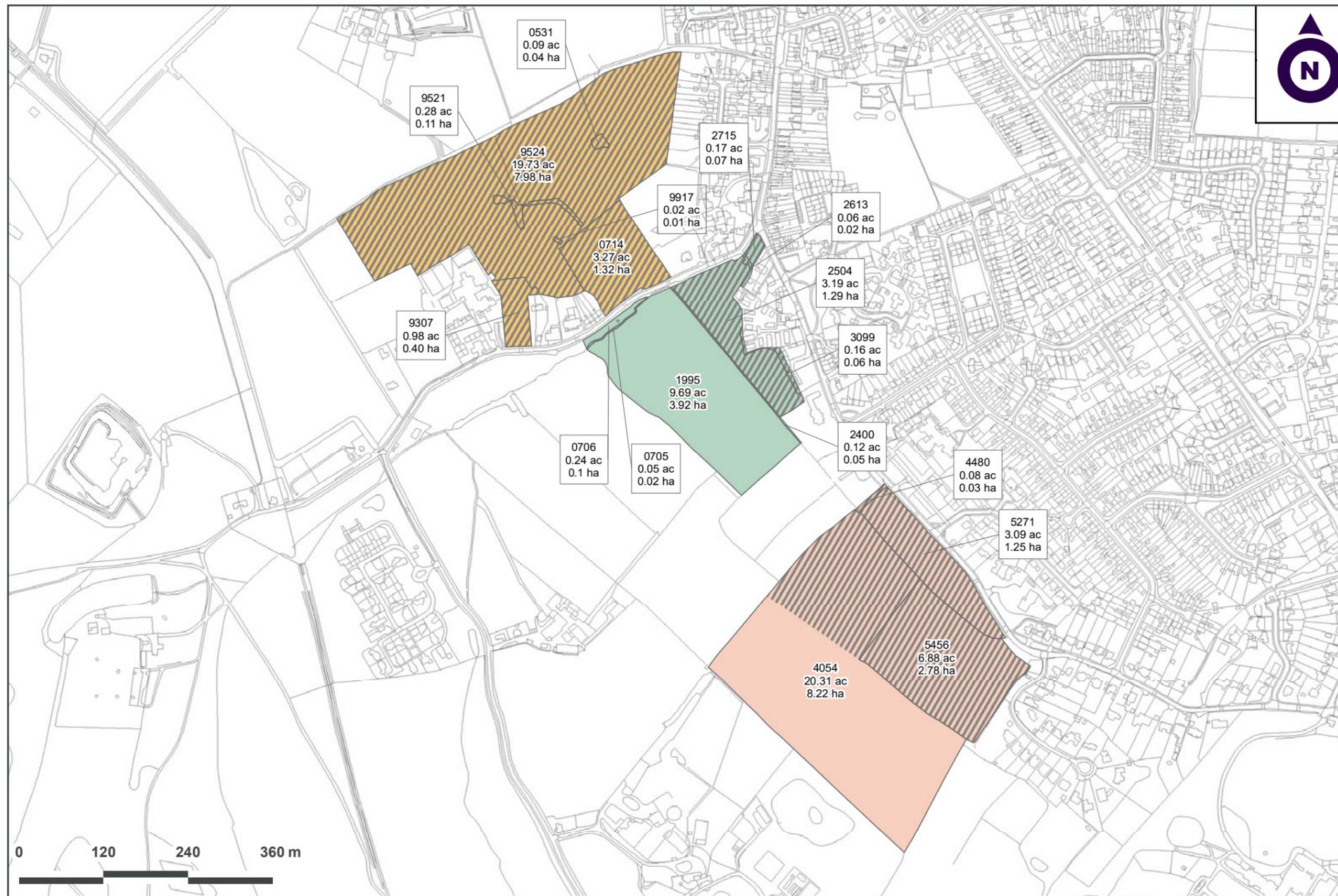
A block of 30.24 acres (12.24 hectares) with access from Burfield Road providing 3 enclosures of pasture, much of which gently slopes to the west and has hedged boundaries bordering other residential property and farmland.





*“Three well-located blocks
of established pasture land
close to Central London”*





LAND PLAN

- LOT 1
- LOT 2
- LOT 3

METHOD OF SALE

For sale by Private Treaty as a whole or in three lots.

TENURE & POSSESSION

The property is offered for sale freehold and with vacant possession available on completion.

BASIC PAYMENT SCHEME

Basic Payment Scheme entitlements can be made available separately if desired.

PLANNING

The land in its entirety is sold subject to a promotion agreement which is currently due to end in May 2025 subject to there being no permitted extensions. The mechanisms within this provide for the promoter to take a percentage of the end sale price. Further details available upon request under a Non-Disclosure Agreement.

OVERAGE

The land hatched grey is sold subject to an overage reserving 25% of any increase in value should that part of the property gain planning permission for development other than non-residential equestrian or agricultural purposes for 25 years after the sale.

DESIGNATIONS

The property is within the Thames (Cookham to Egham) and Cookham, Teddington & Wey Surface Water Nitrate Vulnerable Zones. The land is located in the London Area Greenbelt.

SERVICES

Each Lot is served by its own metered mains water supply.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

The property is sold subject to the benefit of all rights including rights of way, whether

public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

There are no public or third-party rights of access across the property so far as we are aware.

HEALTH & SAFETY

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility.

SPORTING TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are included in the sale where available.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any lot or part of the property or entitlements become a chargeable supply for the purposes of VAT, such tax will be payable

(or become payable by the purchaser) in addition to the purchase price.

LOCAL AUTHORITIES

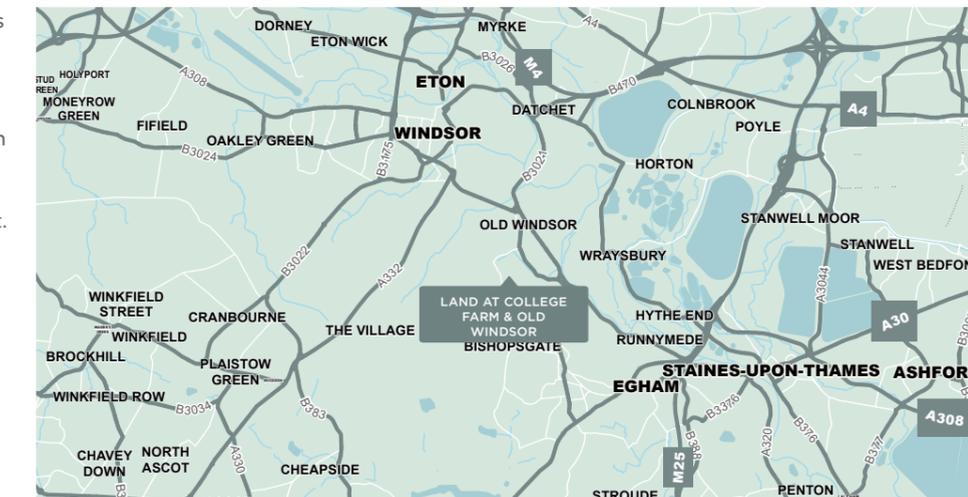
Royal Borough of Windsor & Maidenhead
<https://www.rbwm.gov.uk/>

VIEWINGS

Viewing is strictly by appointment with the selling agent.

DIRECTIONS

From Central London
 Take the M4 west to Junction 5 for Datchet. Take the second exit to the B470 (Major's Farm Road). Take the second exit at the two roundabouts then left onto the B3021 Windsor Road. Stay on this road for circa 1.8 miles then take the first exit on the A308 for Old Windsor. After circa 0.25 miles turn right onto St Peter's Road. Turn right after circa 0.25 miles onto Crimp Hill. The land is on your right.





NEWBURY

07880 084 633 | andrew.chandler@carterjonas.co.uk
51 Northbrook St, Newbury RG14 1DT

WINCHESTER

07875 368 392 | georgina.lorenzen@carterjonas.co.uk
3 Royal Court, Kings Worthy, Winchester SO23 7TW

MULBERRY RURAL

01182 074 427 | kevin@mulberryrural.co.uk

IMPORTANT INFORMATION

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