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Winkfield Row, Bracknell, Berkshire, RG42

Offers in excess of £100,000

A fantastic opportunity to acquire 3.6 acres of grazing paddocks in this highly prestigious area

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DESCRIPTION

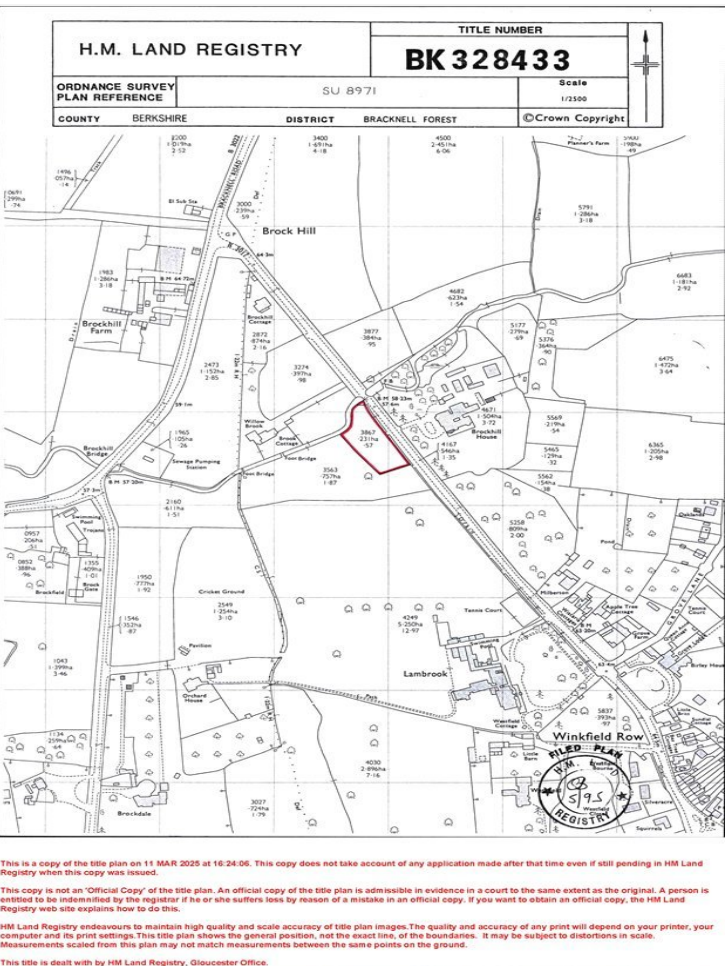
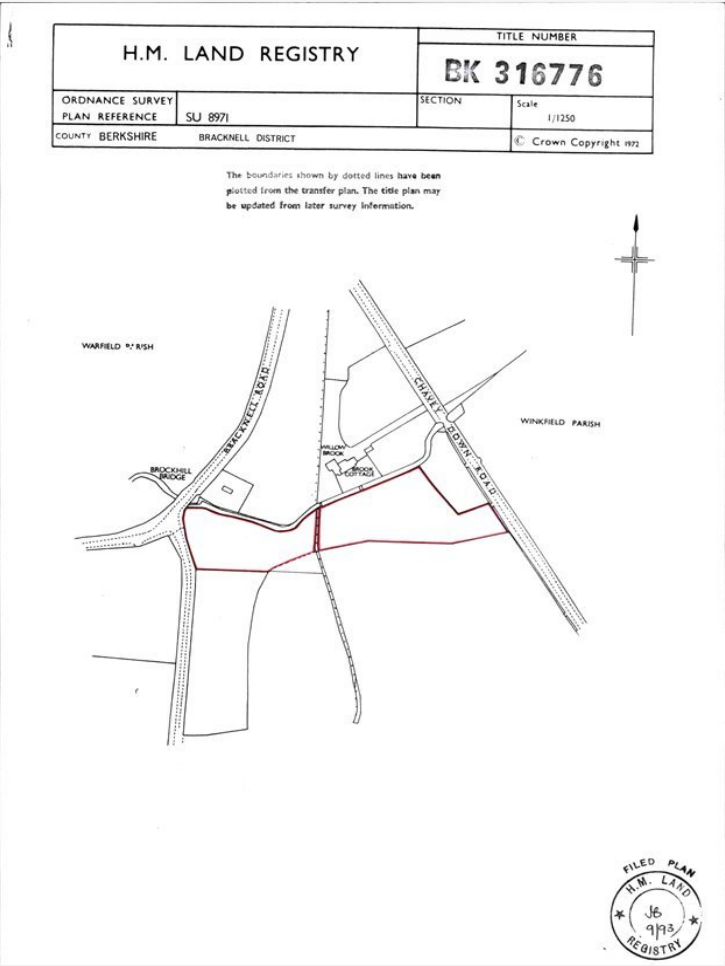
The paddocks are ideal summer grazing land and are located between the River Cut to the northern border, Lambrook School to the south, Winkfield Row to the east, and Cricketers Lane to the West. The paddocks are within Flood Zone 3, and the soil is classed as Soilscape 18, 'Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils with impeded drainage'. There is vehicular access from Winkfield Row and Cricketers Lane, with the latter being used as the main access point by the current owners.

There is mains water from Cricketers Lane to a water trough. A public footpath runs through the property along the northern border next to The River Cut, with the path being fully fenced off from the grazing areas. The paddocks are currently fully fenced, with cattle currently grazing the land.

The property is made up of two parts with two separate Title Deeds, BK316776 and BK328433. Both sets of deeds have easements and maintenance rights for the drainage that runs underground through the paddocks.

BK316776 has a restrictive covenant to Lambrook School that says no buildings whatsoever can be erected on this land, and this area must be used for Agricultural purposes. This means that the land on this title deed can not be used for residential, commercial, or recreational uses even if planning permission was successful.

However, there are no restrictive covenants on the other area of land, title deed BK328433, so an incoming purchaser, subject to planning, can potentially build agricultural buildings or seek a change of use for this part of the paddocks.



VIEWINGS

All viewings must be booked in advance by prior agreement. Please meet at the Cricketers Lane entrance. There are currently cattle grazing this land, so unaccompanied viewings and viewings that have not been booked are strictly prohibited. However, interested parties can, unaccompanied, walk along the public footpath and view the paddocks from there.

[What3Words location- tolls.driven.insect](#)

LOCAL AUTHORITY

Bracknell Forest Council

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars