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SIMMONS & SONS

Oak View Farm

Forest Road, Wokingham RG40 5RA

Offers in Excess of £2,950,000

For Sale by Private Treaty

**Oak View Farm
Forest Road
Wokingham
RG40 5RA**

For Sale as a Whole by Private Treaty

A well located residential, agricultural and equestrian property with significant development opportunities for alternative uses including residential, equestrian or commercial uses.

Wokingham 2 miles, Bracknell 4.9 miles, Reading 9 miles, London 40 miles

Description

Oak View Farm comprises three modern detached bungalows each set in their own garden grounds and approached over a private drive leading from Forest Road. A commercial equestrian yard with 22 boxes and outdoor manège with a range of steel framed timber and brick buildings which provide over 14,000 sq ft. in total and set within 16.43 acres.

The land is laid to permanent pasture and fenced into paddocks with small blocks of trees along the southern and northern boundaries. There is a 400m long redundant greyhound training track enclosed by post and rail fencing with an outside hare and viewing tower.

Situation

Oak View Farm is situated approximately 2 miles to the north of Wokingham and 9 miles from Reading with motorway links to the A329(M) and M4 and rail connections to London at Twyford and Wokingham. A location plan may be found at the end of these sales particulars.

What3words: ///driver.guises.dash

Postcode: RG40 5RA.

OS Grid Reference: SU814708





Residential

Oak View Farm Bungalow

A detached four bedroom property offering well-proportioned accommodation comprising an entrance hall, study, sitting room, dining room, kitchen, four spacious bedrooms and two bathrooms all situated within a fenced garden of mature flowerbeds and lawns.

Council Tax Band - G

EPC Rating - D

The Annexe

A detached two bedroom bungalow with a hall, kitchen, living room, bathroom with its own garden to the rear.

Council Tax Band - D

EPC Rating - C

Little Oaks

Little Oaks is in place with consent to be a curtilage building to provide leisure facilities for personal use to the main dwelling, Oak View Farm. It is currently used as a detached two bedroom bungalow comprising, hall, large open plan kitchen and living room and bathroom with its own garden to the front without formal consent.



Oak View Farm, Forest Road, Wokingham, RG40



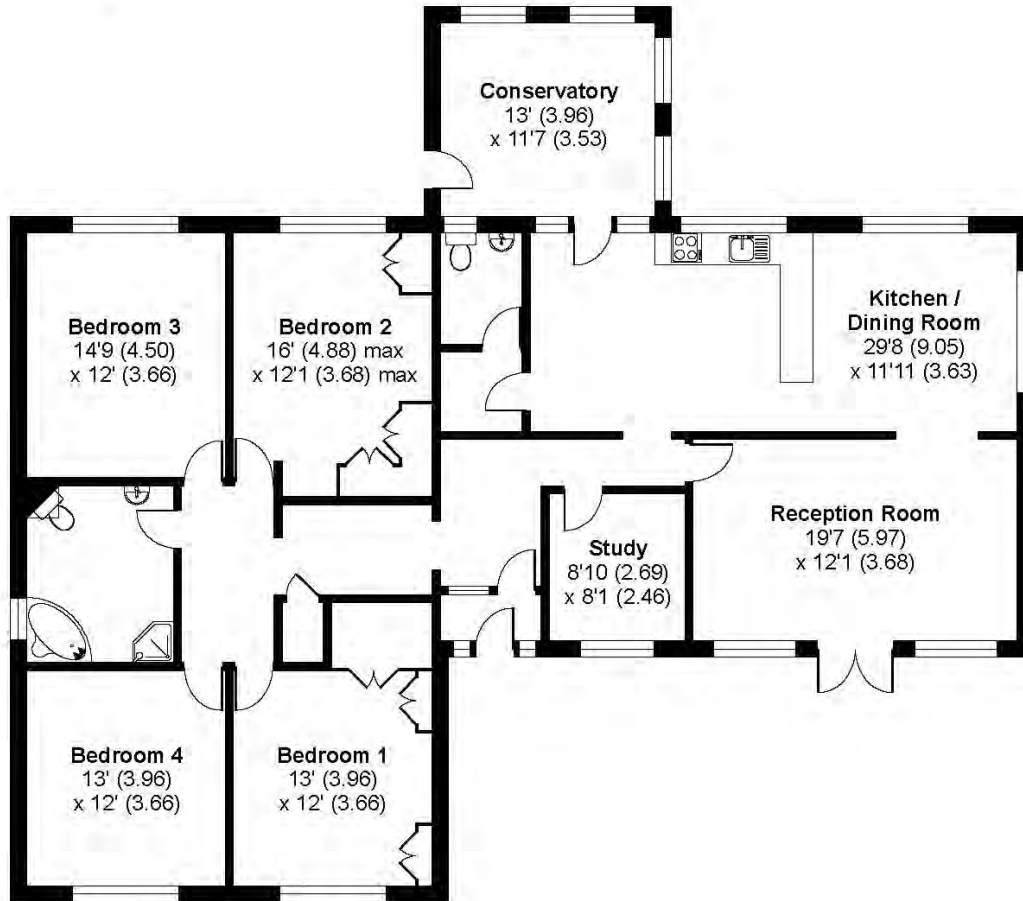
Oak View Farm Bungalow = 2058 sq ft / 191.1 sq m

The Annexe = 962 sq ft / 89.3 sq m

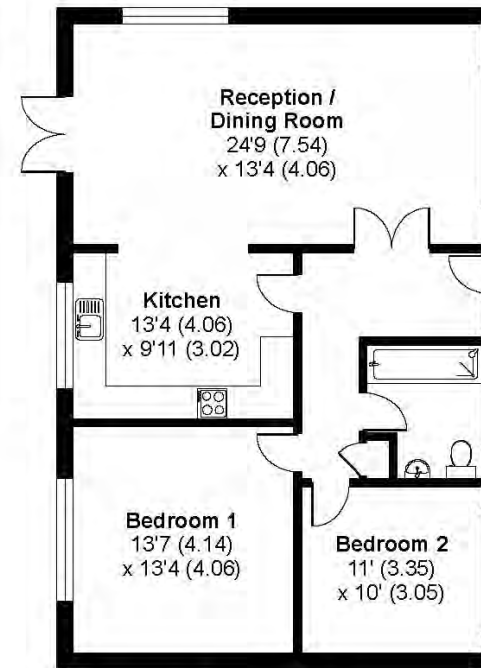
Little Oaks = 687 sq ft / 63.8 sq m

Total = 3707 sq ft / 344.3 sq m

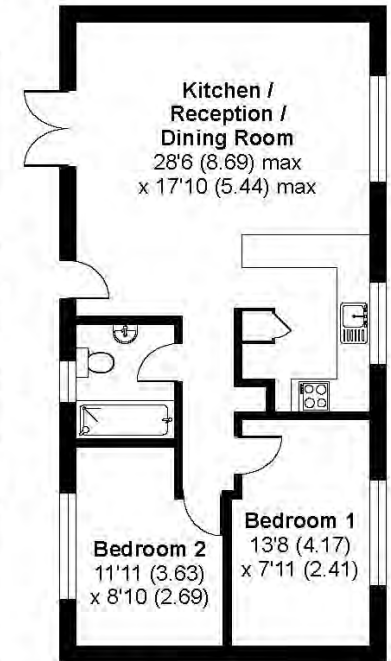
For identification only - Not to scale



OAK VIEW FARM BUNGALOW



THE ANNEXE



LITTLE OAKS



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Simmons & Sons. REF: 1146468



Equestrian Buildings

1. **Covered American Yard Stables** 12.1m x 21.5m, with 14 concrete block loose boxes under a fibre cement and steel sheet roof, central walkway, concrete floors, mains water and tack room with alarm.
2. **Stables with Hay Loft above** 16.8m x 9.1m, steel and timber frame with fibre cement roof providing 6 boxes including a corner foaling box. A hay loft and an enclosed area with WC/shower, kitchen/lounge and two further rooms are provided above.
3. **Hay Barn** 22.8m x 5.8m, a six bay, steel framed barn, with concrete floor, corrugated iron and profile steel roof.
4. **Muck store/concrete pad** 11.1m x 6.1m, 3 bays.
5. **Manège** 26.0m x 48.7m, sand school with metered flood lighting, steel retaining stanchions and railing.
6. **Kennels and Washroom** 7.5m x 2.4m, concrete block with concrete floor, including separately accessed washroom with WC and handbasin.

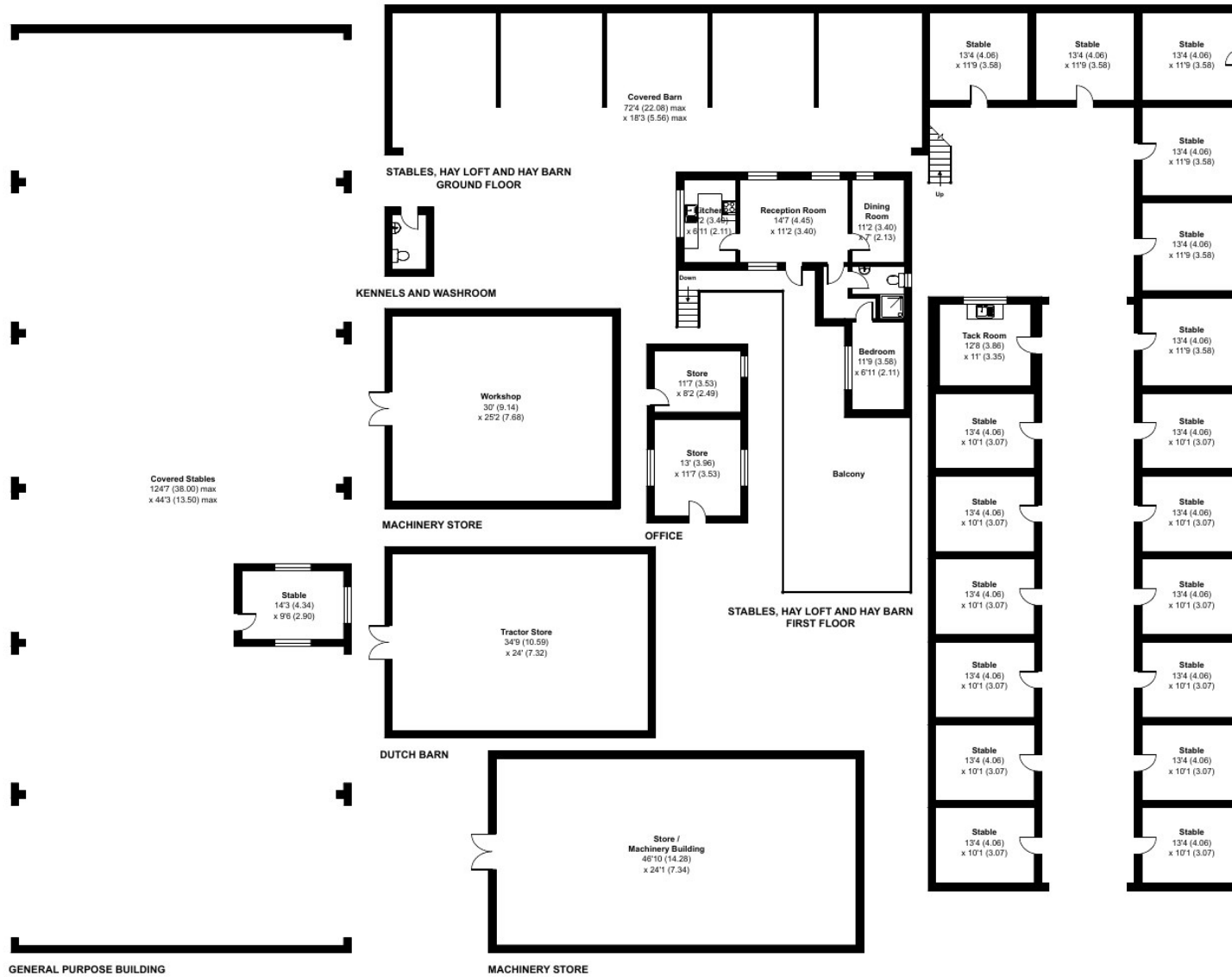
Farm Buildings

7. **Machinery building and store** 5.5m x 9.2m, Timber frame and corrugated iron and part blockwork walls with concrete floor and mono pitch profile steel roof with double access doors and water service.
8. **Machinery Store** 14m x 7.6m, Steel portal frame with blockwork walls, concrete floor under a fibre cement roof. Separate electricity meter, sodium lights, electrical sockets. Double access doors 3.8m x 3.8m, pedestrian access door.
9. **Workshop** 9.25m x 7.7m, Timber frame under a profile steel roof with a concrete floor. Separate electricity meter and water with sodium and fluorescent lights. Double access doors and pedestrian access 3.74m x 3.4m.
10. **Dutch Barn** 7.5m x 9.3m, Two bay steel frame and blockwork walls with concrete floor, open to the front providing 2 block built stables and hay loft above with water.
11. **Office** 7.6m x 4m, Single storey blockwork walls under profiled steel insulated roof with concrete floor and an enclosed yard area to the rear 7.6m x 7.2m, with water.
12. **General Purpose Building** 37m x 13.9m, Steel framed, steel profiled roof with roof lights over, concrete floor. Enclosed kitchen 4.65m x 3.1m (min) with tiled floor, sink and water. Store room/tack room (4.5m x 3m) with tiled floor, power, light and water. Formally used as a cow shed.

Oak View Farm, Forest Road, Wokingham, RG40

Outbuildings = 14234 sq ft / 1322.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Simmons & Sons. REF: 1146468

Planning

The land is situated within the administrative boundaries of Wokingham District Council.

The property known as Little Oaks is in place with consent to be a curtilage building to provide leisure facilities for personal use to the main dwelling, Oak View Farm. It is currently used as a detached two bedroom bungalow comprising, hall, large open plan kitchen and living room and bathroom with its own garden to the front without formal consent.

We are not aware of any other outstanding planning applications, planning consents or enforcement notices affecting the property at the date of these particulars.

Interested parties are advised to make their own enquiries with regard to planning matters. The Vendor will not consider any "subject to planning" offers, option agreements or land promotion agreements.



Strategic Development

The property is ideally situated on the outskirts of Wokingham Town. The land offers the opportunity for any incoming purchaser to pursue development options to include option or promotion agreements.

Overage Clause

An uplift clause is in place for a period of 30 years for a right to receive an uplift in value extending to 30% of an increase in value as a result of a successful grant of planning permission for any change of use away from the existing use on the agricultural land only. Please contact the agents for further details.

Local Authority

Wokingham Borough Council
Civic Offices Shute End
Wokingham
RG40 1BN
T: 0118 974 6000

Services

The bungalows are connected to a mains water supply with private drainage systems. The buildings are also connected to a mains water supply with water available to the fields.

A single phase mains electricity supply is connected to the holding and the bungalows.

The bungalows are heated by gas fired central heating systems. There are individual water and electricity supplies to each loose box.

Access and Rights of Way

The subject property is accessed over a private drive leading from Forest Road. There is a public footpath that crosses the property north to south.

Tenure

The freehold interest in the property is being offered for sale as a whole by Private Treaty with Vacant Possession achievable on completion.



Wayleaves, Easements and Third Party Rights

The land is sold subject to and with the benefit of all rights of easements, wayleaves and rights of way, whether referred to or not in these particulars.

Land-based Schemes

There is no current Countryside Stewardship Scheme or Sustainable Farming Incentive agreement in place.

Timber, Minerals and Sporting Rights

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



A321

Forest Rd

B3034

Forest Rd

Twyford Rd

Ashridgewood Pl

Twyford Rd

A329(M)

Google Earth

200 m



Viewings

The property may be viewed strictly by appointment only. Persons entering the property do so at their own risk. Neither Simmons & Sons, nor the landowner, accept any liability for any consequential injury to persons within the land howsoever caused.

Directions

From Wokingham take the A321 travelling north towards Hurst/Twyford. Cross the A329(M) and turn right into Forest Road (B3034). From central Twyford, leave south on the A321 Waltham Road, turn right to stay on the A321 Hurst Road. Continue through Hurst, crossing the M4 and turn left into Forest Road (B3034)

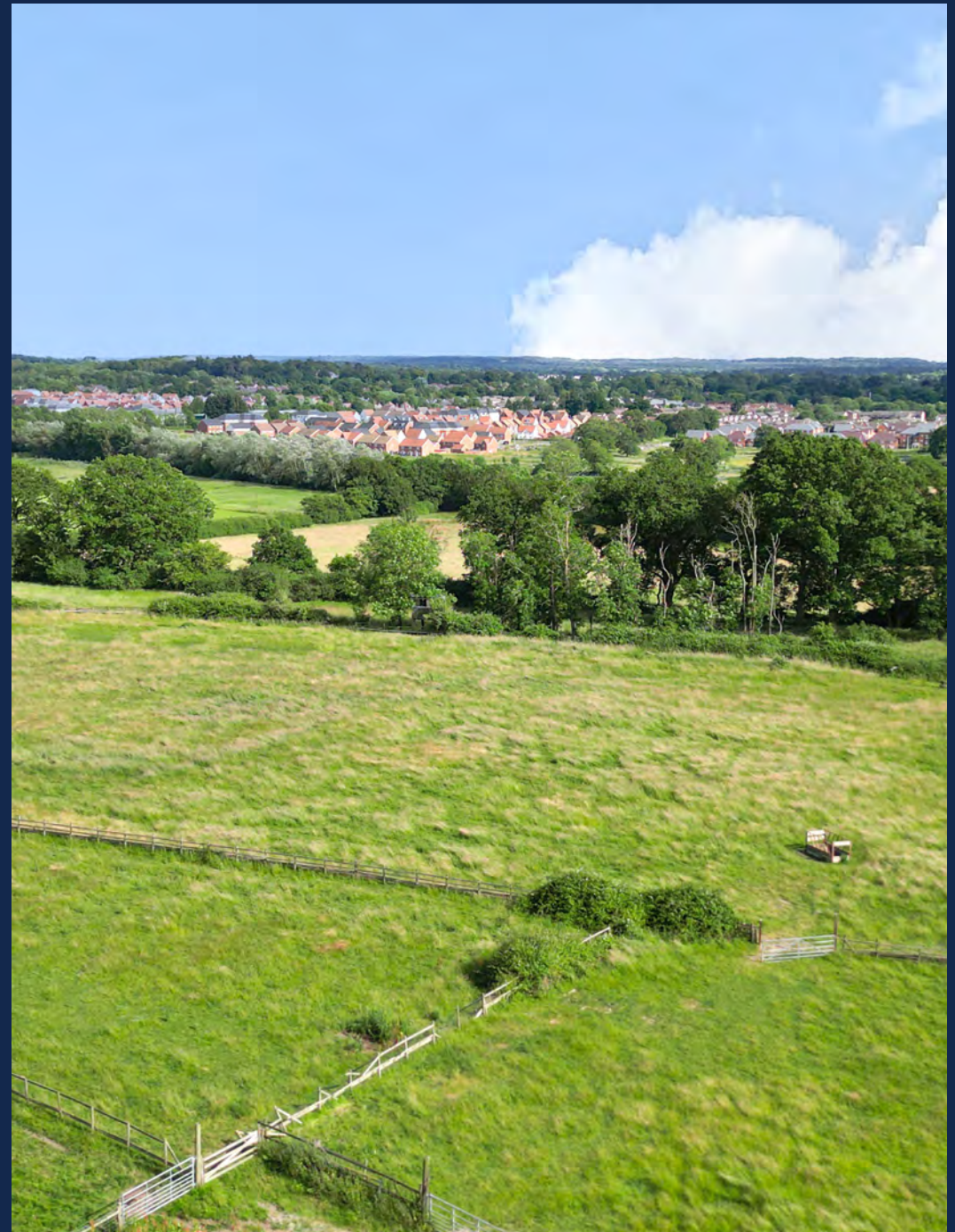
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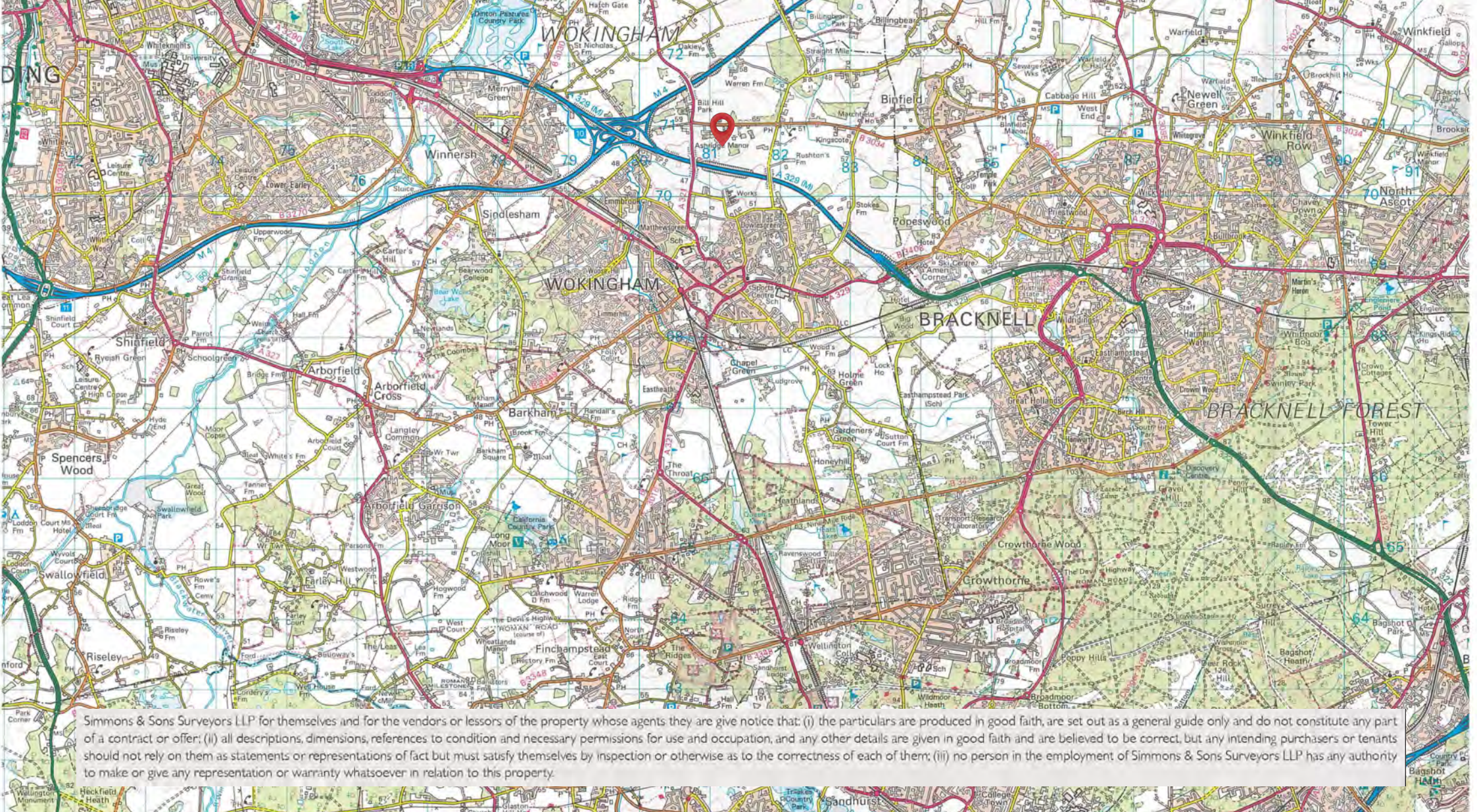
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Date of Particulars: July 2024





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