

mixed use
STAMP DUTY
potential

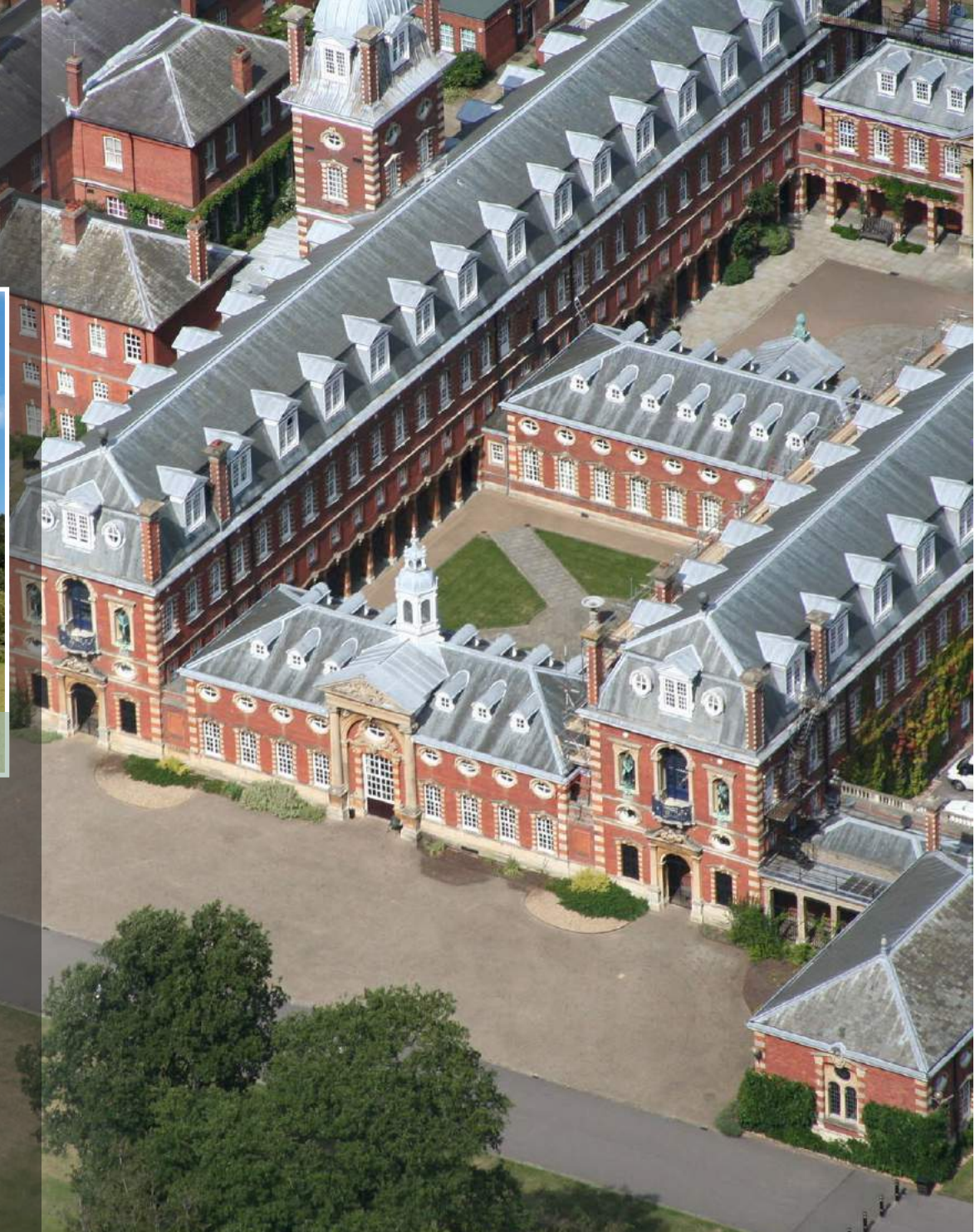


PERRY BRIDGE FARM - BERKSHIRE / HAMPSHIRE BORDERS
• AROUND 42 ACRES • EXTENSIVE EQUESTRIAN FACILITIES • FAMILY HOUSE •



Perry Bridge Farm, Wokingham Road, Sandhurst, GU47 8JB

Perry Bridge Farm is within a short drive (or very brisk $\frac{3}{4}$ mile or so walk) of renowned Wellington College.



The Property

Perry Bridge Farm is a significant equestrian establishment set in about 42 acres, with the benefit of a 5 bedroom family house on the Berkshire / Hampshire borders. The property is situated in grounds with far reaching views across the paddocks and is located in a most sought after Berkshire area, nearby to internationally renowned Wellington College.

This dwelling house and equestrian centre has evolved and developed since the 1970's when the then owner John Sayers managed to obtain planning consent for the family house and commence the process of creating / constructing a significant number of buildings and stables for the purpose of equestrian activities and livery services.

Planning History

When we first started to prepare these property particulars we contact Bracknell Forest Council, who told us they did not have any record of the historic planning,

With the help of the vendors we then undertook a search of as many documents as we could find at the property and the following is an outline of what we managed to source. Please note the following is what we uncovered, but there may be other documents that were not possible to find so the following does not represent a conclusive planning report.

14th August 1978 – Planning consent to erect agricultural dwelling. There are two planning reference numbers on the decision notice (603713 and 603299). A condition of granting consent is stated: *'The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed in the locality in agriculture as defined in Section 290(1) of the Town and Country Planning Act, 1971, or in forestry (including any dependants of such a person residing with him), or a widow or widower of such a person.'*

17th August 1978 – Notice confirming removal of the temporary mobile home / building from the land when new dwelling is built/completed.

September 1978 - Further conditions applied including an undertaking that *'the whole or any part of the development proposed by Application number 603299 will not alienate or dispose of (whether by way of sale lease or otherwise) nor part with possession of the said agricultural dwelling except as a whole with the remainder of the land.'*

MIXED USE STAMP DUTY POTENTIAL - There may be potential for a buyer to qualify for a mixed use stamp duty levy subject to HMRC approval (buyers should seek advice from their solicitors / accountants / HMRC to establish any potential)

29th August 1980 – Consent for the erection of a double garage. Application number 605471.

10th June 1982 – Planning consent granted for 1.5 acres of agricultural land to use for horse riding lessons but this was limited to run until 10th June 1983. No plans attached to the planning document.

29th Nov 1984 - Planning for the 1.5 acres to be used for livery / riding lessons etc. This looks like the full / formal planning following on from the 1982 consent. There is a planning ref number 609352. No plans attached to documents.

Please note that any potential buyer must take independent advice from their solicitor and/or a planning consultant in relation to this property.

The Dwelling House

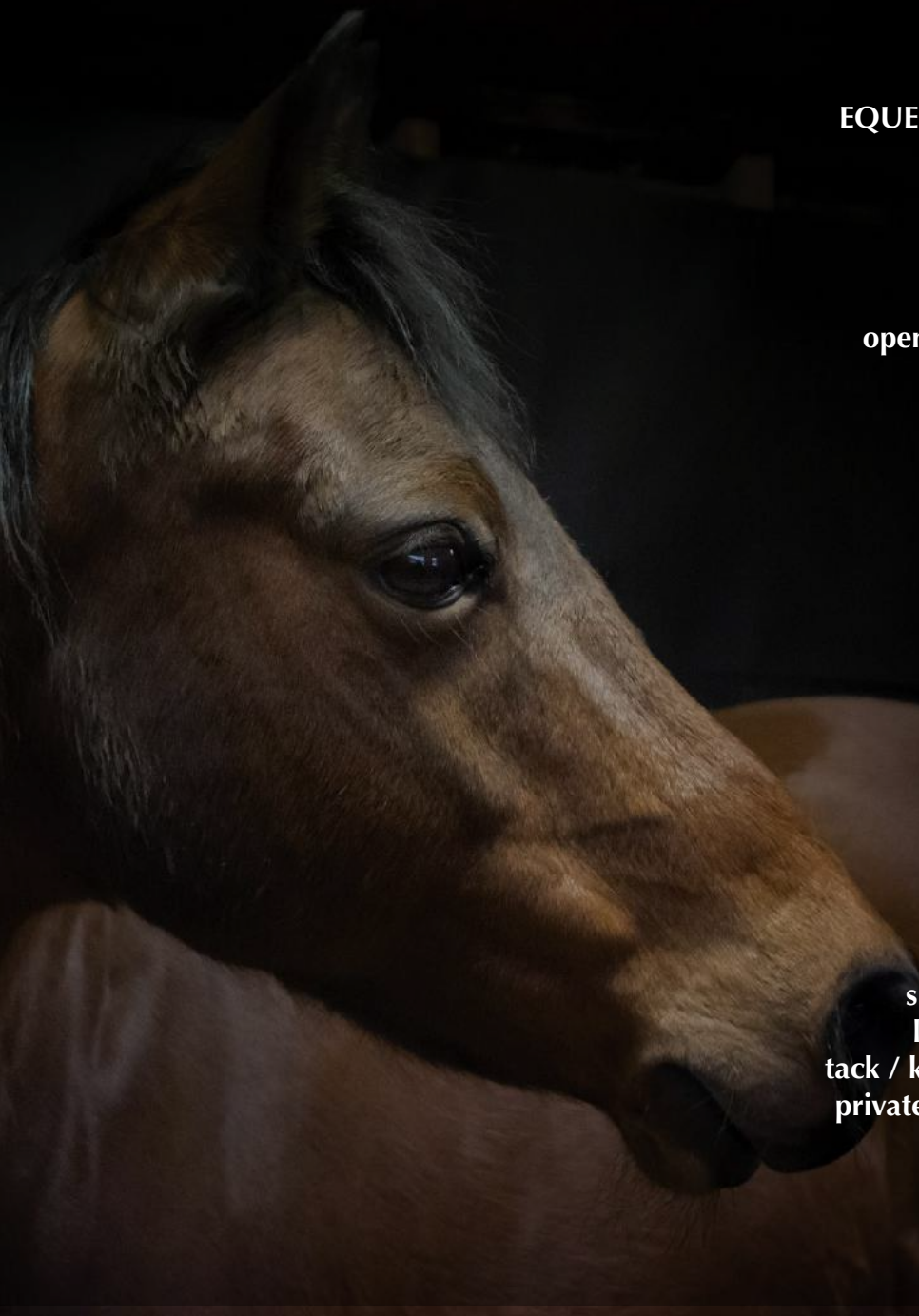
The family house is detached brick built under a tiled roof and is built over two floors and provides around 2,000 sq. ft. of space (plus the double garage circa 300 sq. ft.). The principal ground floor accommodation includes a vast kitchen / breakfast room, a spacious reception hall, cloakroom, a living room and a dining room. On the first floor there are five bedrooms and a family bathroom.

Equestrian Facilities

Please see the following pages 4 and 5 for an aerial view of the equestrian centre and buildings. There are more barn buildings to the southerly boundary accessed off of Church Road. Set in wonderful grounds of circa 42 acres, with extensive paddocks.

Location

The property is located about four miles to the South of the charming market town of Wokingham. There is excellent schooling in the area including [Holme Grange](#), [Luckley House](#), [Yateley Manor](#), [St Neot's](#), [Wellington College](#), and [Bohunt](#). The property is also well placed for the commuter with Wokingham or Crowthorne rail stations within easy reach. Furthermore, possibly the best station for commuting to central London is nearby Fleet (around 12 minutes drive) with very fast trains which takes you into Waterloo. Central London is about 44 miles. The M4 is about 8/9 miles, M3 similar (J4a) and Heathrow Airport about 27 miles away. Renowned Ascot race course is about 11 miles and Royal Windsor about 17 miles.



EQUESTRIAN CENTRE FACILITIES

THIRD YARD - YARD 2

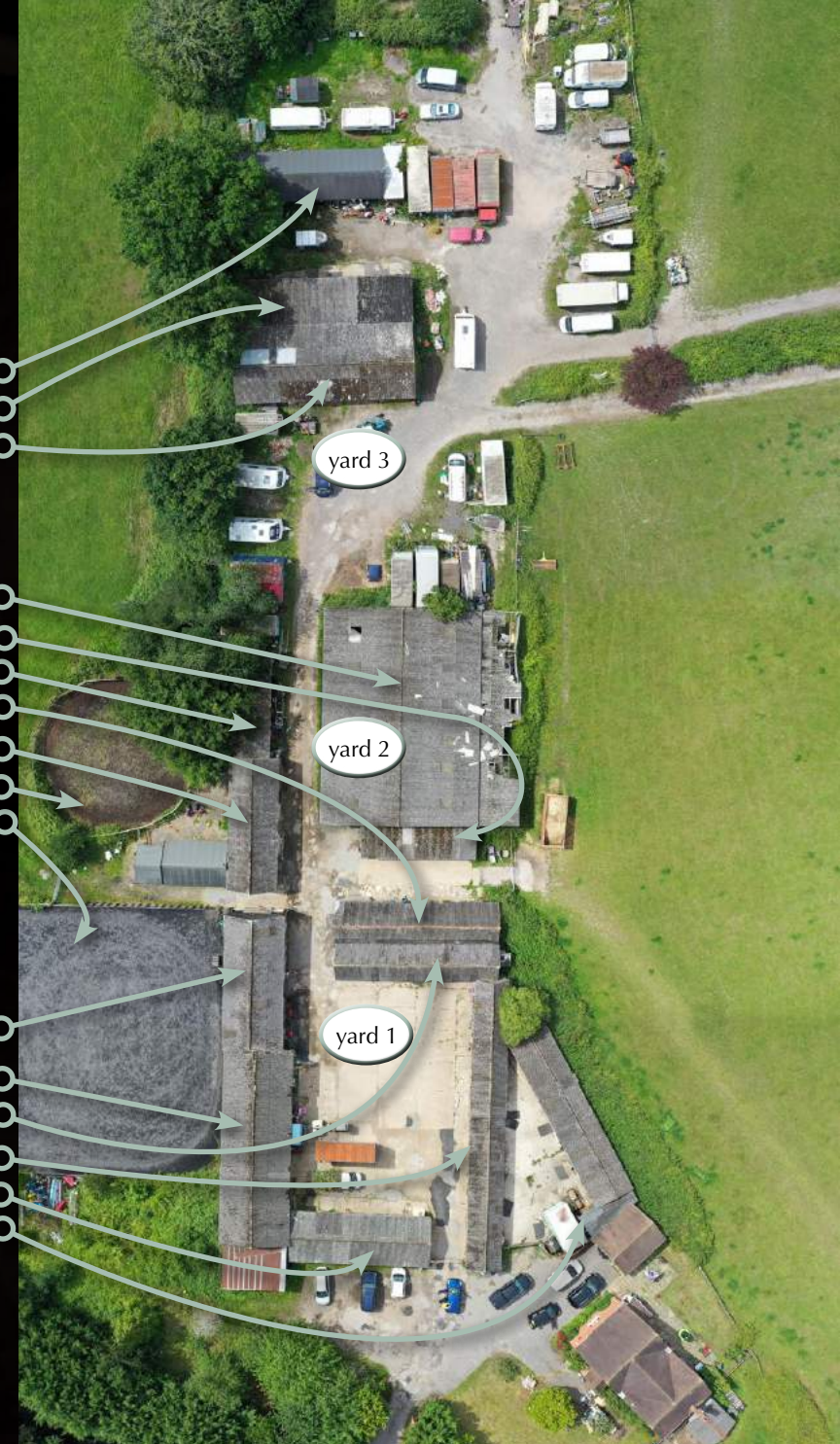
- 4 loose boxes
- attached unit 5 boxes
- open bay and enclosed barn unit

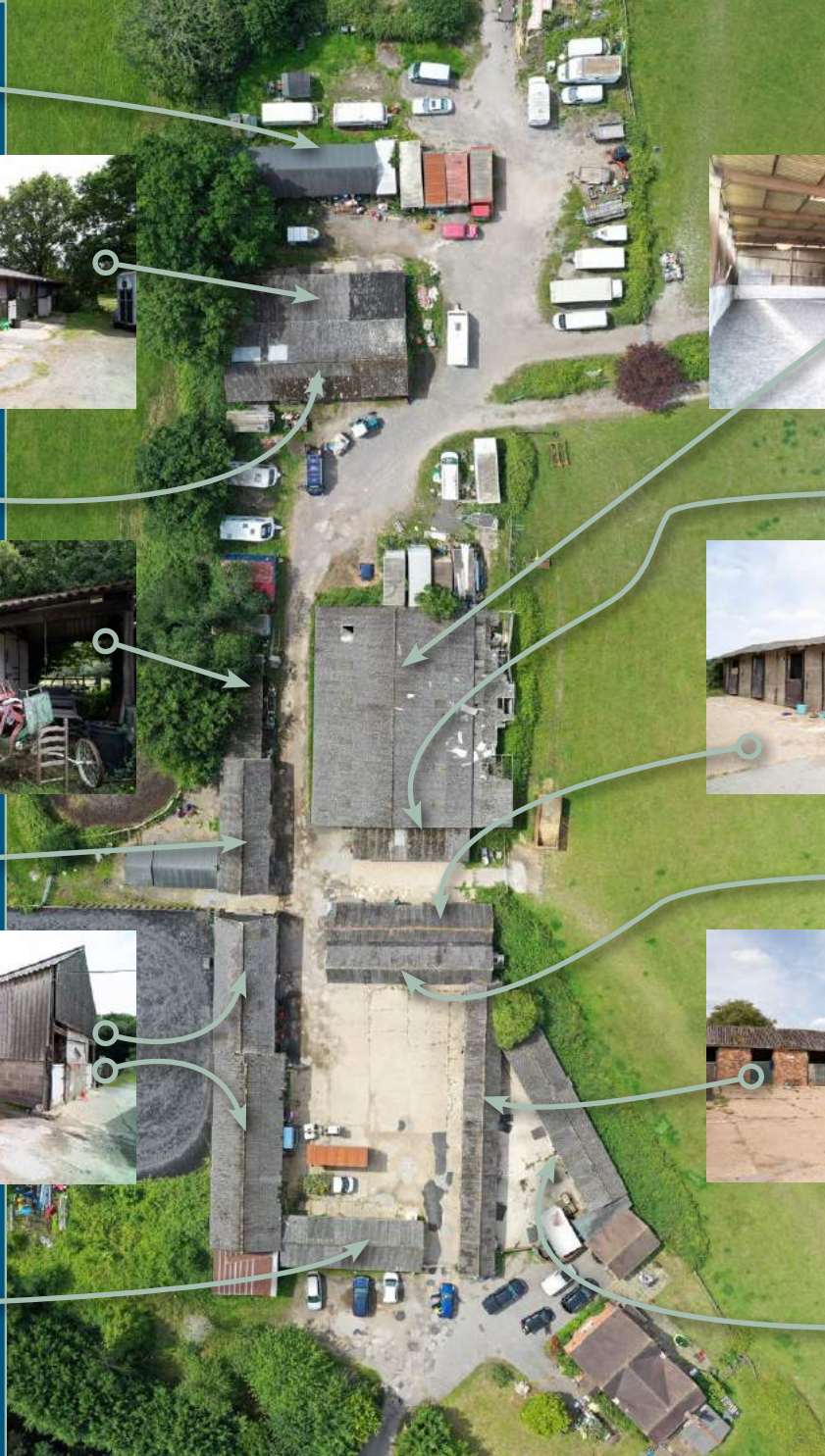
SECOND YARD - YARD 2

- indoor school
- attached 4 stables
- attached 2 box store unit
- unit 5 stables
- 3 stables + store
- round pen
- sand school

MAIN YARD - YARD 1

- unit with 5 internal boxes and 2 external boxes
- large open bay barn
- short L stables, 4 boxes, store
- long L stables, 8 boxes, toilet
- tack / kitchen / 2 boxes / feed store
- private / family stables & dog units









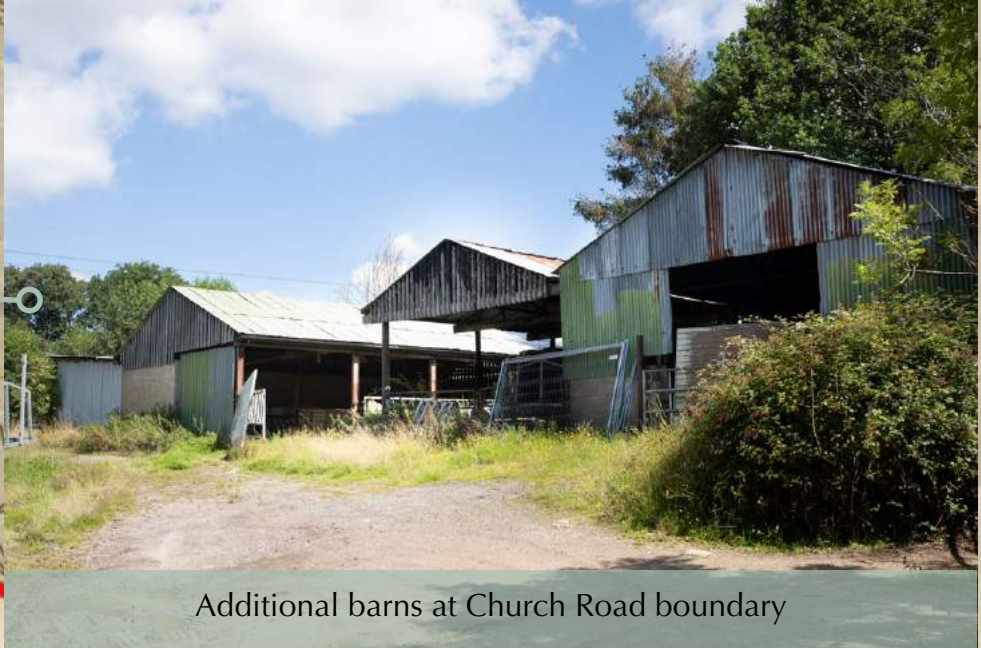






SPECIAL NOTE

The property sale will be subject to any incoming buyer agreeing to a development uplift condition / clause as part of the sale price negotiations.



Additional barns at Church Road boundary

Immediate Location

The countryside around Finchampstead / Sandhurst / Wokingham in Berkshire is a wonderful environment for the enjoyment of country living whilst remaining well connected to major towns and cities.

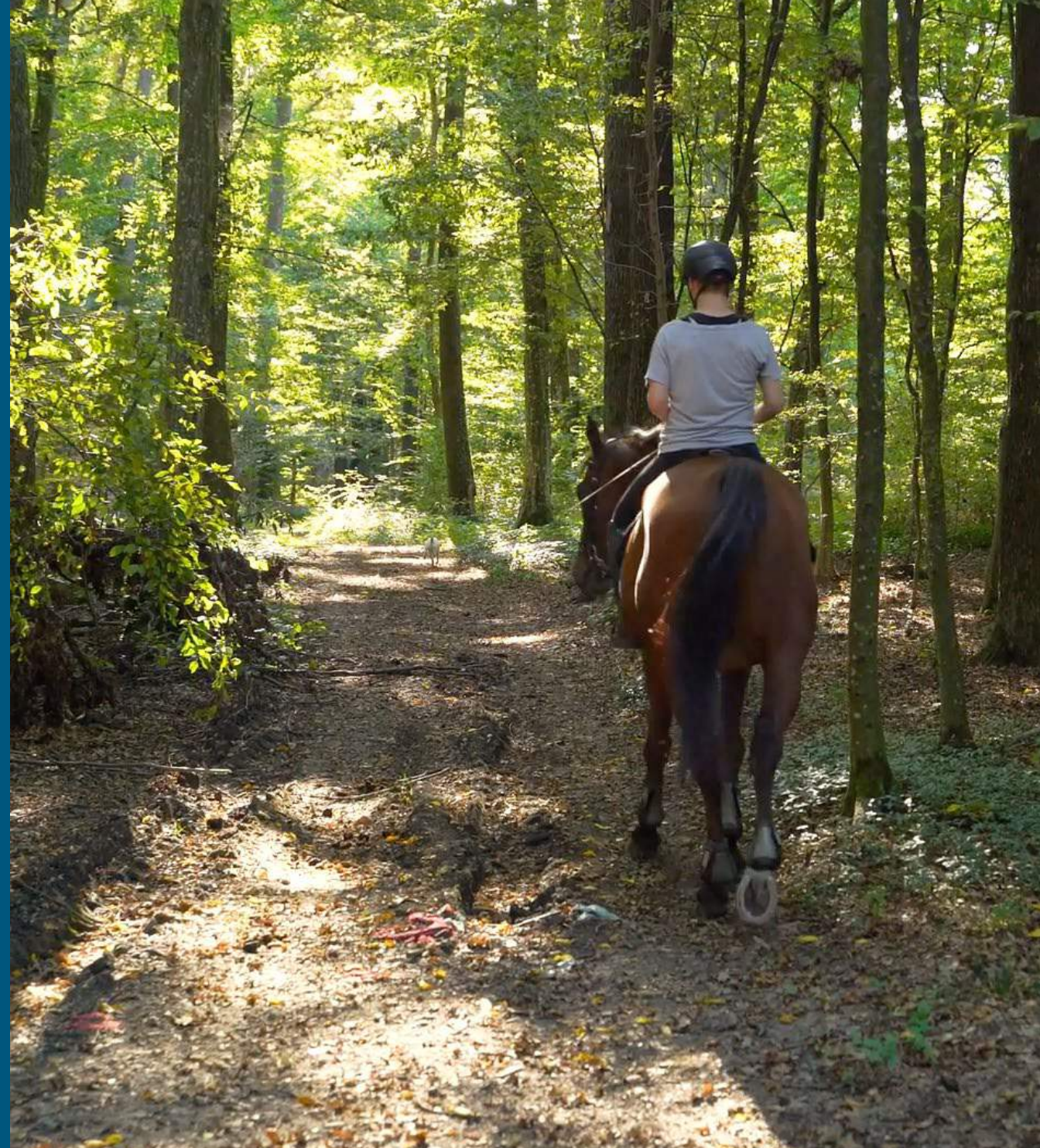
There are lovely walks nearby on National Trust land at Finchampstead Ridges.

Many families in the area have a keen interest in equestrian pursuits, so the livery and riding opportunities at Perry Bridge Farm should be a popular option.

Eversley Tennis Club is based at St Neot's School which is within a short drive.

In the Immediate location, nearby Wellington College provides excellent sports facilities available via membership for the public to use (includes tennis, gym, pool and a variety of exercise classes).

The highly regarded East Berkshire Golf course is a short drive away and around a 10 minute drive away from the property is the renowned Bearwood Lakes Golf Course.



Wider Location

Located about 5 miles to the south west of the charming market town of Wokingham, there are some excellent schools in the area including Wellington College which is about one mile away. There are many other private schools in and around the area including Holme Grange, Reddam House, Eagle House, Yateley Manor, Ludgrove, Luckley House School and St Neot's School.

The property is also well placed for the commuter with motorways - the M3 (junction 4A about 8 miles) and M4 (junction 10 about 7 miles) are both within easy reach, providing easy access to the Thames Valley corridor and motorway networks. Railway stations at Reading, Wokingham, Winchfield, Fleet, Hook and Basingstoke provide fast and regular rail services to London Paddington and Waterloo.

Extensive shopping, education and recreational facilities can be found in Fleet, Basingstoke, Reading and Guildford. Wokingham 5 miles, Hartley Wintney 5 miles, Bracknell 10 miles, Fleet 8 miles, Reading 11 miles and Basingstoke 17 miles (all distances and times are approximate).



Eversley cricket green



The market place, Wokingham



The Chequers, Eversley



VIDEO TOUR



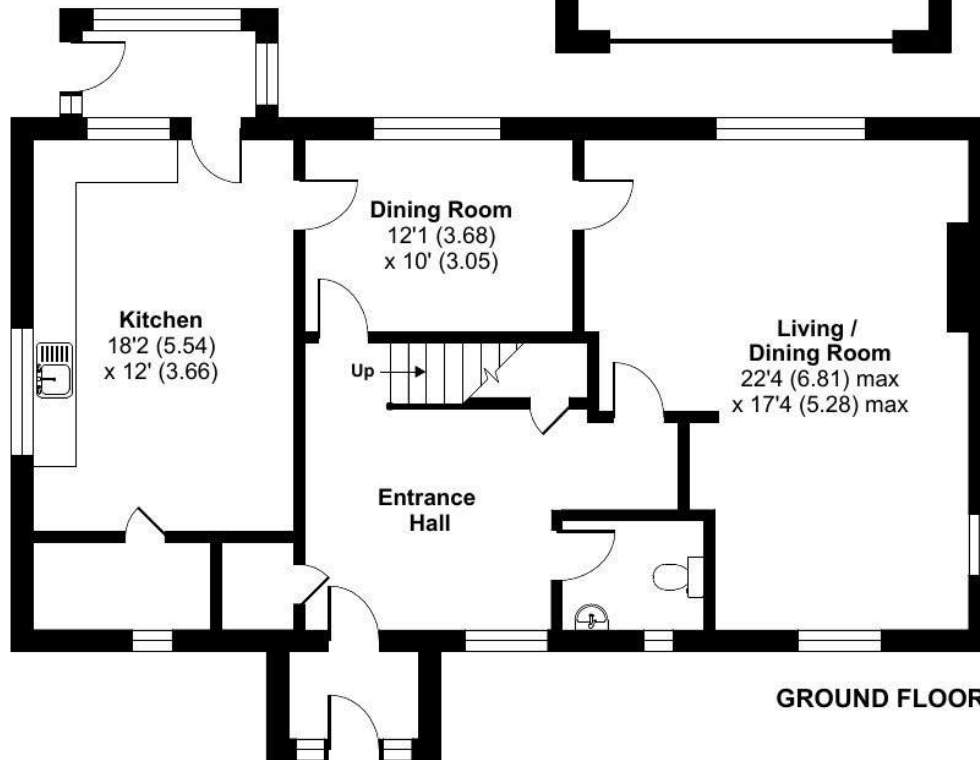
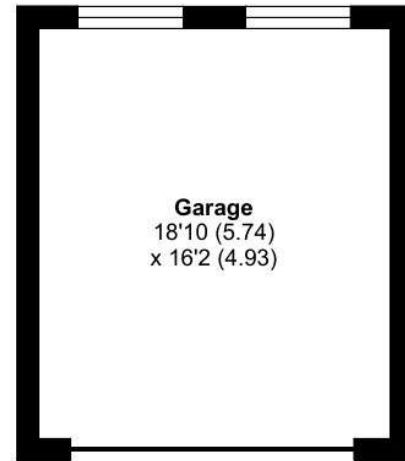
Wokingham Road, Sandhurst, GU47

Approximate Area = 2004 sq ft / 186.2 sq m

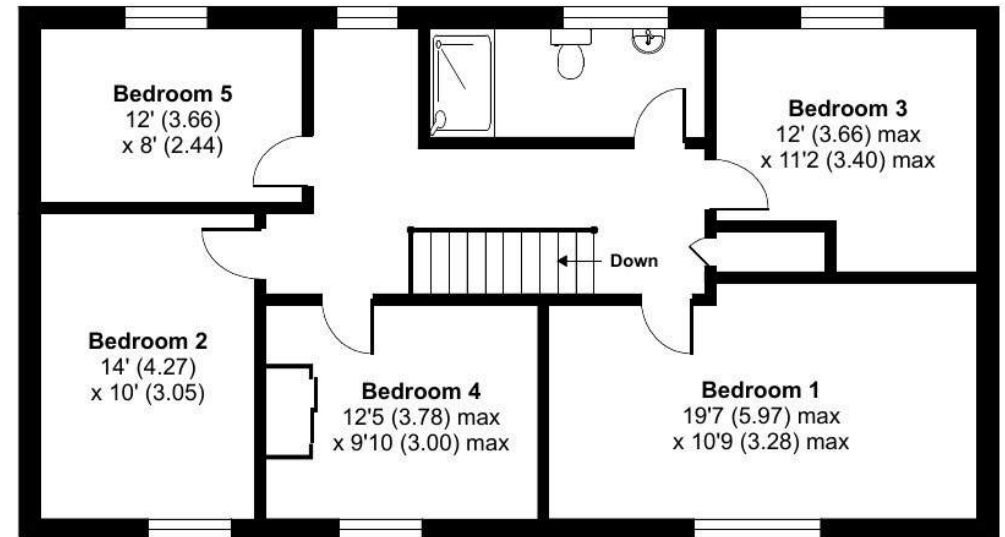
Garage = 304 sq ft / 28.2 sq m

Total = 2308 sq ft / 214.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for McCarthy Holden. REF: 1018148

Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU47 8JB. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally, garden ornaments, machinery etc. are specifically excluded unless mentioned.

SPECIAL NOTE /WARNING

Please do not visit this site / property without the vendor or the vendors agent being with you. There are some risk elements to any on site viewing including, but not exclusively, the existence horse related activities and horses roaming freely in the paddocks or walking in the yards.

Viewing
Telephone sole agents
McCarthy Holden: 01252 842100

Services
Mains, electric, water and drainage
Gas fired central heating
EPC: 66|D

Local Authority
Bracknell Forest Council
[Link](#)

McCarthy
Holden 

www.mccarthyholden.co.uk