

Grange Farm, Cookham, Berkshire





A residential farm with development potential located immediately adjacent to the sought-after village of Cookham.

Summary of accommodation

Grange Farmhouse

Kitchen/breakfast room | Sitting room | Utility room
Four bedrooms | Family bathroom | Lawned gardens
Stables and garaging

Grange Farm Lodge

Three bedroom timber lodge with recent lapsed planning consent to replace with a traditionally built dwelling

Garden and Grounds

Farm Buildings extending to approximately 13,700 sq ft and extensive yard area with potential for commercial use (subject to obtaining the necessary planning consents)

Around 43.49 acres of permanent pasture land

In all about 46.40 acres



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Situation

Cookham has a variety of independent shops, galleries and Michelin-star restaurants such as The Waterside Inn and The Fat Duck in Bray and The Hand and Flowers in Marlow are close by. A range of activities such as boating and water sports are common down the River Thames and golf courses in the area include Wentworth, Sunningdale and The Berkshire. Other sporting attractions include racing at Ascot, polo at Smiths Lawn, Windsor, and the Maidenhead & Bray Cricket Club. The nearby towns of Henley, Marlow and Windsor provide a range of cultural pursuits with their selection of theatres and cinemas. Cliveden House is also just three miles away.

The property lies in an elevated position with southerly and easterly views over Cookham and towards Cliveden as well as Taplow.

Distances

Cookham railway station 500 metres (London Paddington 49 minutes)
Cookham village centre 1 mile, Maidenhead 3.6 miles (London Paddington from 21 minutes), M4 8/9 5.5 miles, M40 J4 6.8 miles
Taplow Station 4.5 miles (Taplow to Paddington 34 minutes), Marlow 3.1 miles, Heathrow Airport 18 miles, Central London 31 miles
(Distances and times are approximate)



Grange Farm

Extending to approximately 46.4 acres in total, Grange Farm is an all-grass residential farm offered with vacant possession, adjoining the northern boundary of Cookham. The property includes a four bedroom farmhouse, extending to 1,599 sq ft, and surrounding buildings and land. It is set within a large private garden together with a range of stables accessed over the main driveway, from Grange Road. The farm buildings extend to approximately 13,600 sq ft and are set within a concrete and hard standing yard. There is also a three bedroom lodge with planning potential. The land is ring-fenced.

Grange Farmhouse

Located at the end of a private tarmac driveway in the centre of the farm, Grange Farmhouse is set within its own garden and grounds. The ground floor comprises an entrance hall, large reception room, utility, open plan kitchen / breakfast room and shower room. On the first floor there are four bedrooms and a family bathroom. The house enjoys substantial lawned areas to the front and rear with a separate stable block to the south, together with wonderful views over its own land, to Cookham and surrounding countryside.

Farmyard with buildings

Located to the west of the farmhouse is a range of modern agricultural buildings set within a yard area extending to approximately 1.03 acres.

Outbuilding 1 is a large concrete framed barn with a concrete floor divided internally to create several large individually enclosed storage areas. A further lean-to section connects to the northern side. The whole extends to about 11,200 sq ft internally and it is connected to mains water and electricity.

Outbuilding 2 is a concrete portal framed open fronted machinery shed. Extending to approximately 2,500 sq ft internally and is connected to mains electricity.







Grange Farmhouse

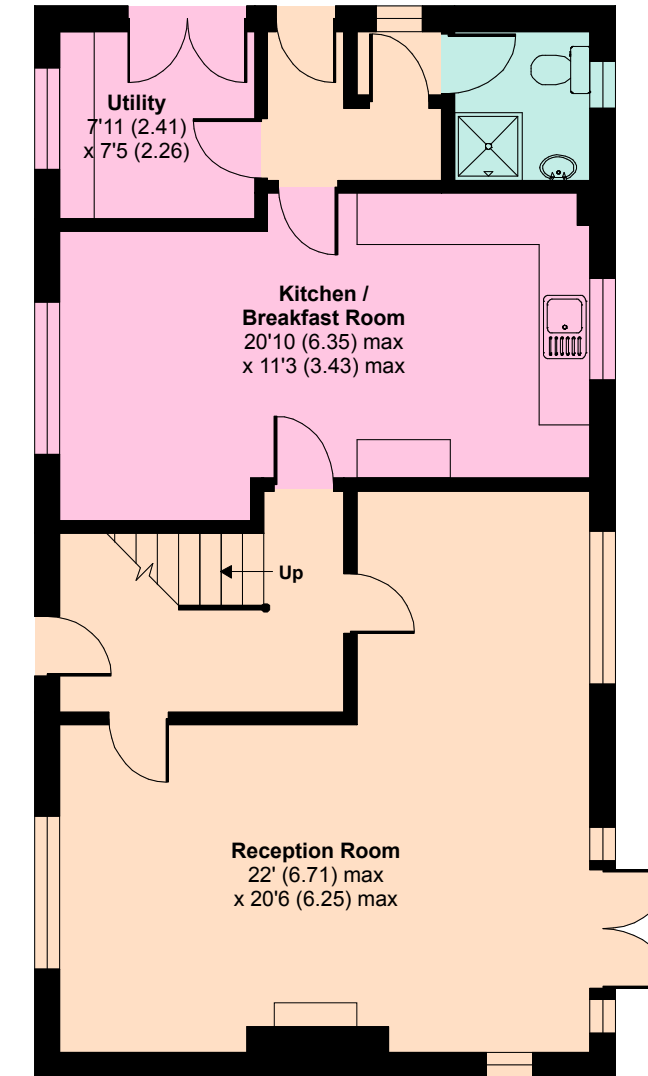
Approximate Gross Internal Floor Area
 Approximate Area: 148.5 sq m / 1,599 sq ft
 Limited Use Area(s): 0.3 sq m / 4 sq ft
 Outbuilding: 1,402.4 sq m / 15,096 sq ft
 Total: 1,551.3 sq m / 16,699 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

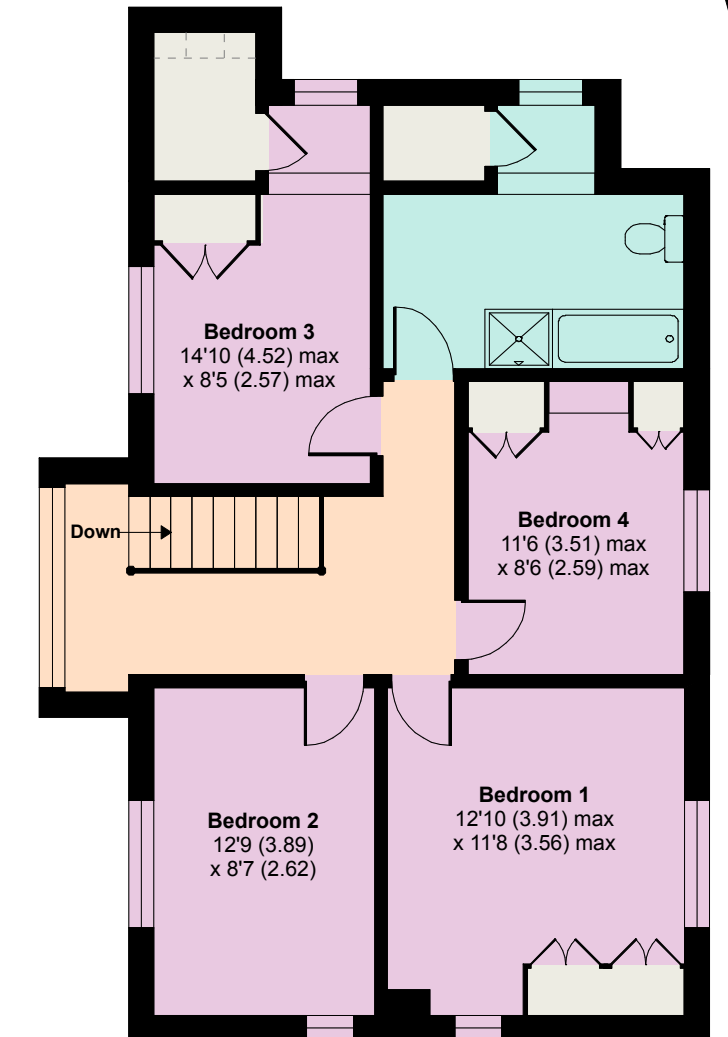
Denotes restricted head height

Energy Efficiency Rating		Current	Potential
100-110 kWh/m ² /year	A		
81-100 kWh/m ² /year	B		
61-80 kWh/m ² /year	C		
41-60 kWh/m ² /year	D		
21-40 kWh/m ² /year	E		
1-20 kWh/m ² /year	F		
0-1 kWh/m ² /year	G		

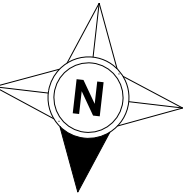
England & Wales EU Directive 2002/91/EC

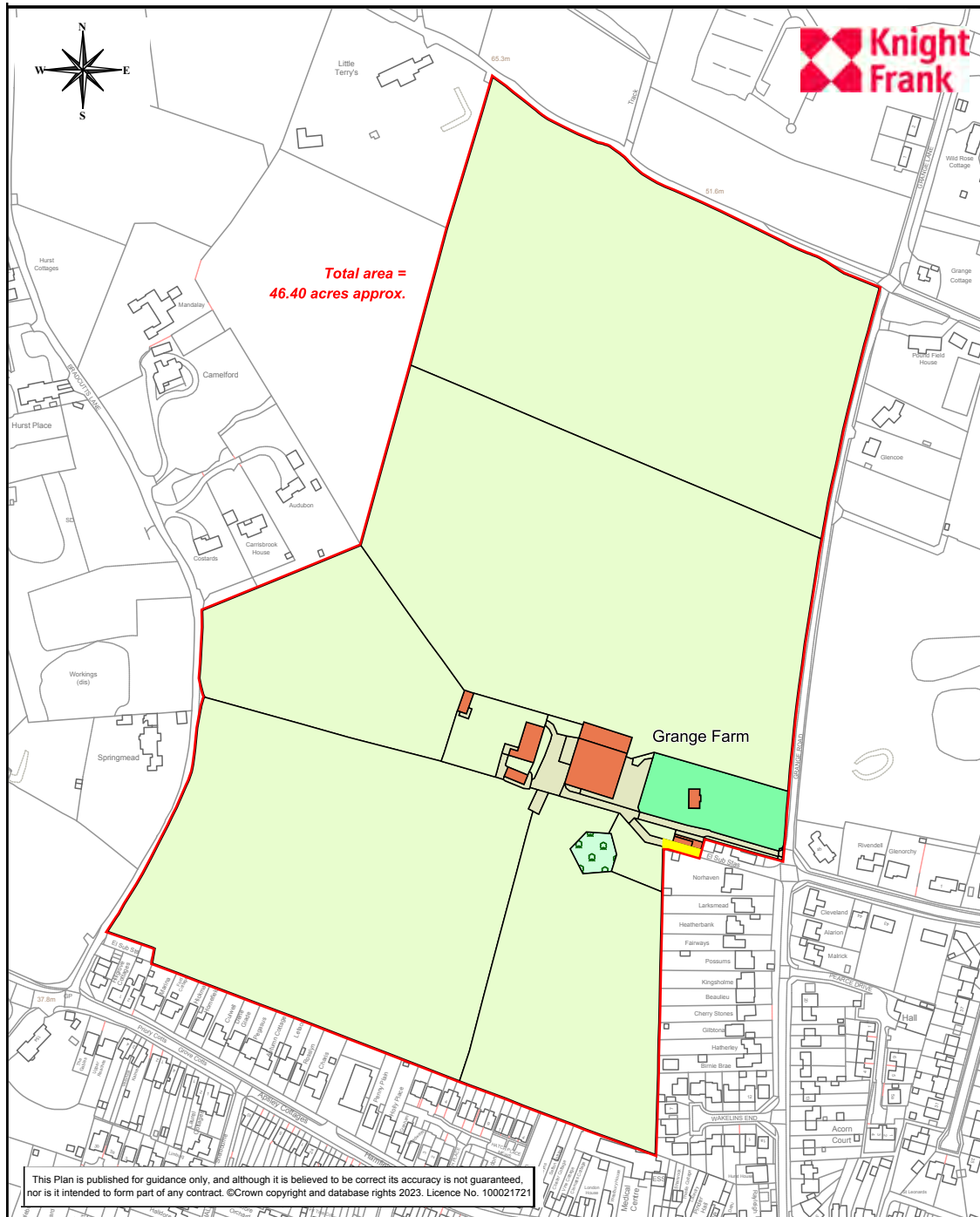


GROUND FLOOR



FIRST FLOOR





The Land

The land at Grange Farm extends to around 43.49 acres down to permanent pasture, the remainder being the curtilage of the farmhouse, lodge, yard and the barns.

The pasture is recorded as Grade 2 or 3 according to the Agricultural Land Classification and is in good heart being divided into five fields with well-trimmed hedges marking the external boundaries and stock fencing internally. Metal field gates offer access to the enclosures, all of which have mains water connections. The site offers extensive and far reaching views.

Grange Farm Lodge

A timber built three bedroom detached property with recently lapsed planning consent for the removal/demolition of the existing building and construction of a contemporary replacement dwelling. (18/03644/FULL21Feb2019).

Property information

Method of sale: For sale as a whole, by private treaty.

Tenure and possession: The Freehold interest in the property is offered with vacant possession upon completion.

Planning condition: There is an Agricultural Occupancy Condition on Grange Farmhouse (ref: 6350/64) which states that 'The occupation of the Farmhouse being limited to persons employed locally in agriculture as defined in Section 221(1) of the Town and Country Planning Act 1962 and the dependents of such persons' and a Legal Agreement dated 13th May 1965 preventing the separation of the farmhouse from the associated agricultural holding. More detail can be provided by the Agent or through enquiries of the Local Planning Authority.

Soils: The land at Grange Farm is recorded on the Agricultural Land Classification as being Grade 2 or 3, characterised as freely draining, lime-rich, loamy soils.

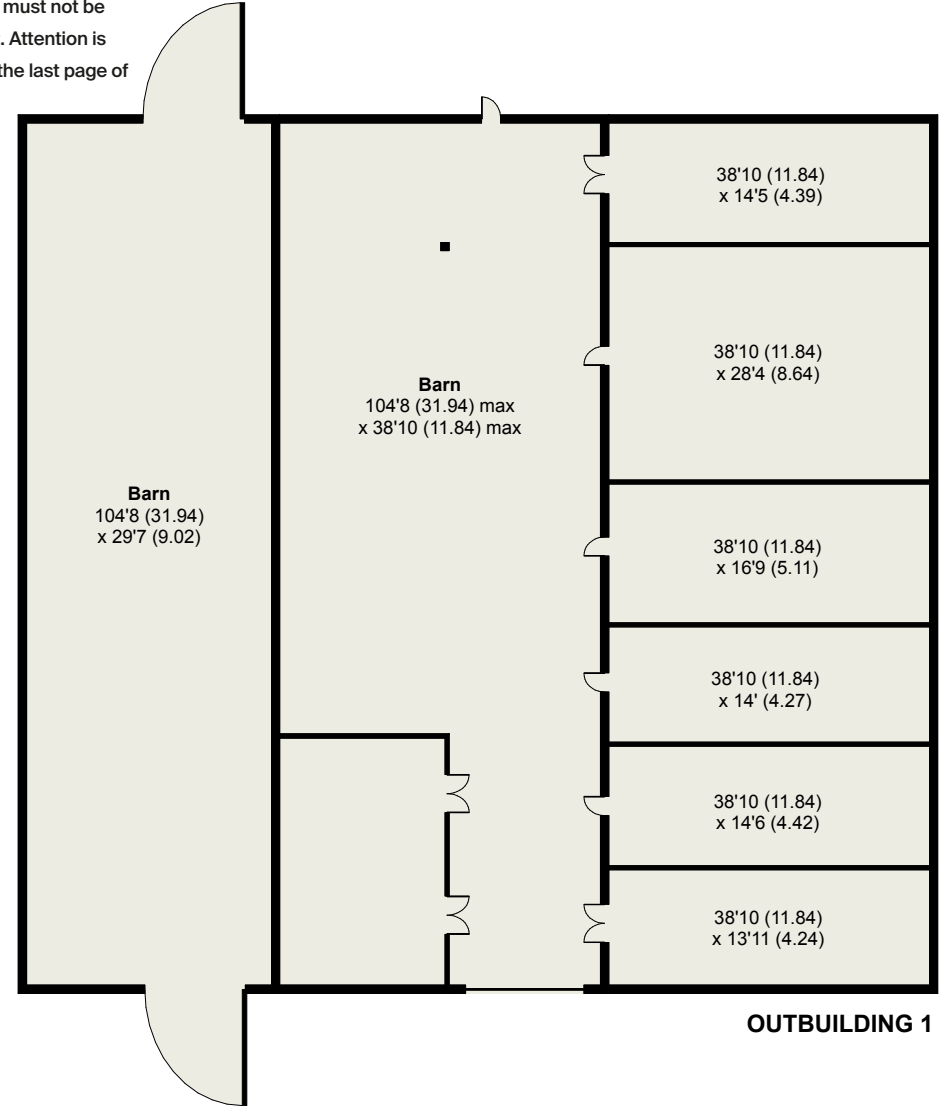
Easements, wayleaves and rights of way : The properties are being sold subject to and with the benefit of all rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in the particulars or not.

There are no recorded public rights of way over the land. A neighbouring property to the south of Grange Farmhouse has gained access to and from Grange Road over many years along that part of the second driveway marked yellow on the enclosed plan, but no right of way is registered on the title to either property.

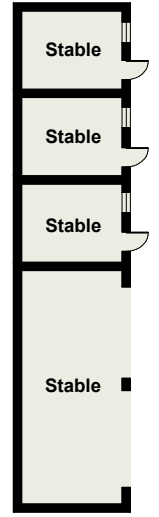
Designations: Grange Farm lies within the London Area Green Belt. It is not designated as a Nitrate Vulnerable Zone, nor does it lie within an Area of Outstanding Natural Beauty.

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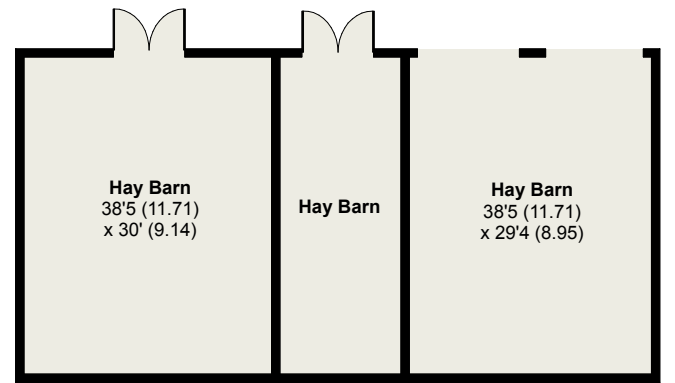
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OUTBUILDING 1



OUTBUILDING 3



OUTBUILDING 2



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number: No. 100021721."

Local authority: The Royal Borough of Windsor and Maidenhead.
 Tel: 01628 683 800

EPC ratings: Grange Farmhouse - E Grange Farm Lodge - E

Council Tax Bands: Grange Farmhouse - G Grange Farm Lodge - A

Services: Grange Farmhouse has mains water, mains gas, mains electricity, private drainage. The farmhouse has gas fired central heating and hot water systems.

Grange Farm Lodge is connected to mains water, mains electricity and private drainage.

The farm buildings are connected to mains water and electricity.

Directions (Postcode: SL6 9TH)

The postcode SL6 9TH will take you to Grange Road in Cookham and the farm is located approximately 250 yards north, from the junction with Grange Road and Lower Road.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2023. Photographs and videos dated October 2022. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



