

# WHITE PLACE FARM

SUTTON ROAD • COOKHAM • MAIDENHEAD • BERKSHIRE

An aerial photograph of White Place Farm, showing a large, light-colored house with a brown roof and multiple chimneys, surrounded by lush green lawns and mature trees. A large, dark purple tree stands prominently behind the house. The property is bordered by a white fence in the foreground, and a dense line of trees runs along the right side. The sky is blue with scattered white clouds.

savills





# WHITE PLACE FARM

SUTTON ROAD, COOKHAM, MAIDENHEAD, BERKSHIRE

Diverse Opportunity

Cookham: 0.5 miles (0.8 km), Maidenhead: 3.6 miles (5.8 km), Marlow: 4.9 miles (7.9 km), Heathrow Airport: 14.4 miles (23.17 km)

Hyde Park Corner, London: 27.9 miles (44.9 km), M4 Junction 8: 5 miles (13 km)

Main line train services to London Paddington from Cookham from 31 minutes, Maidenhead to Reading from 16 minutes.

(Distances & times approximate)

5 bedroom farmhouse, Grade II Listed Dovecote, Gate House with four 2/3 bedroom cottages (part let)

Modern farm buildings, stables and equestrian facilities, development and income generation opportunities (STP), river meadows and pasture, woodland

**About 165.29 acres (66.89 hectares)**

**For sale as a whole or in three lots by private treaty**



SAVILLS CENTRAL FARMS & ESTATES

01295 228 050

Philip Hoare

phoare@savills.com



SAVILLS LONDON FARMS & ESTATES

020 7016 3715

Louise Harrison

lharrison@savills.com

Your attention is drawn to the Important Notice on the last page of the text



## SITUATION

Nearby Cookham village High Street offers a selection of boutique style shops, pubs and restaurants with everyday shopping needs catered for at Cookham Rise which is approximately ½ mile away. The picturesque town of Marlow is situated nearby and offers a wide range of shopping, schooling and leisure facilities.

Rail connections to London (Paddington) are available from Cookham Rise (via the branch line to Maidenhead). Cookham is conveniently located for access to the M40 at High Wycombe (Junction 3/4/5) and the M4 at Maidenhead (Junction 8/9), which in turn provides access to the M3, M25 and Heathrow Airport.

Cliveden House overlooks the farm from the other side of the River Thames and the River Thames path provides access on foot or by bicycle to Cookham, Maidenhead, Marlow and Windsor.

The area is renowned for its education with a wide range of schooling, both state and independent schools.

## DESCRIPTION

Once forming part of William Waldorf Astor's Cliveden Estate "Model Farm", White Place Farm is an attractive riverside residential farm comprising a 5 bedroom farmhouse, a Grade II Listed Dovecote, four cottages, an extensive range of farm buildings, equestrian facilities, pasture and woodland, set in about 165.29 acres (66.89 hectares).

Whilst not formally designated, the property is thought to have been the site of at least two historic battles. References are made to a battle between the Saxons and the Danes, and to a Civil War battle between Royalist Forces and Cromwell's Army.

**White Place Farm is offered for sale, by private treaty, as a whole or in three lots:**

**Lot 1:** 5 bedroom farmhouse, Grade II Listed Dovecote and farm buildings, set in about 113.21 acres (45.81 hectares);

**Lot 2:** Land south of White Place Farm extending to about 51.39 acres (20.8 hectares);

**Lot 3:** Nos.1-4 Gate Houses set in about 0.69 acres (0.28 hectares).

## FARMHOUSE

Situated at the end of a tree lined drive and enjoying views over the farm towards the River Thames, the 5 bedroom farmhouse was once the farm manager's house for the "Model Farm" and extends to approximately 2,541 sq.ft. The house offers good family living space that is now in need of some modernisation.

The farmhouse comprises:

Ground floor: conservatory, kitchen / breakfast room, dining room, sitting room, study, utility and WC.

First floor: 5 bedrooms (two with en suite shower rooms), store room and a family bathroom with separate WC.

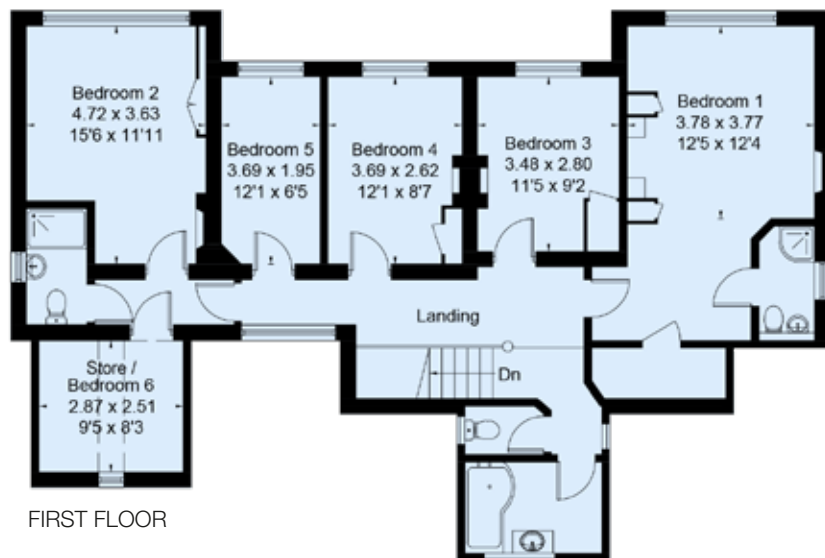
The garden around the property is principally laid to lawn. There are a number of timber framed outbuildings, some of which have been used as stables. There is also a tree house and zip-wire in the field near to the river.

## DOVECOTE

Set within the gardens is a Grade II Listed Dovecote, believed to date from the early 18th Century. Based on a square plan, the Dovecote is of chalk construction with brick dressings and quoins and a tile hipped roof. There is a lantern with a small hipped roof on the top. Internally, there are two floors, with nesting boxes on the first floor. The building is in need of renovation.



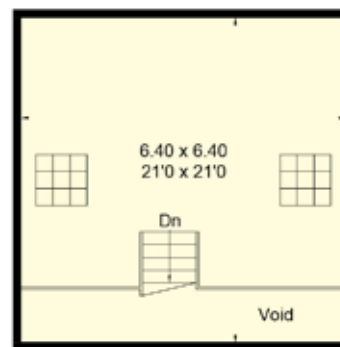
Approximate Gross Internal Area:  
House = 236.1 sq m / 2541 sq ft  
Dovecote = 82.7 sq m / 890 sq ft (Excluding Void)  
Limited Use Area = 10.8 sq m / 116 sq ft  
Total = 317.3 sq m / 3732 sq ft  
For identification only. Not to scale.



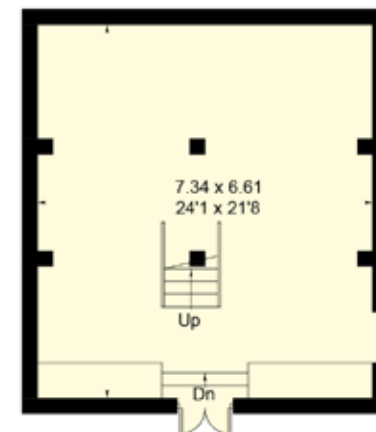
FIRST FLOOR



GROUND FLOOR



DOVECOTE - FIRST FLOOR



DOVECOTE - GROUND FLOOR  
(Not Shown In Actual Location / Orientation)

Main House  
Dovecote





## FARM BUILDINGS

Previously used as part of a larger equestrian business alongside a mixed farming operation, there is an extensive range of modern farm buildings offering scope for income generation and development for other uses, subject to securing the necessary planning consents. The buildings comprise:

**1 General Purpose Building:** a nine bay steel portal frame building with concrete floors, fibre cement roof and concrete grain walling to sides and rear. Measures about 15m x 43m with 5m eave height.

**2 General Purpose Building:** a five bay steel portal frame building with a fibre cement roof, concrete grain walling to rear and dirt floor. Measures about 13.5m x 31m.

**Lean-to:** an open fronted lean-to used as stables comprising 7 loose boxes and feed store/tack room. A five bay steel portal frame building with concrete floor, fibre cement roof and concrete grain walling to rear and at either end. Measures about 4.5m x 31m.

**3 Grain Store:** a seven bay steel portal frame grain store with concrete block walls, concrete floor, fibre cement roof and cladding. Measures about 22.5m x 32m.

**Lean-to:** an open fronted lean-to currently used as stables comprising 9 loose boxes and 2 feed stores. A seven bay steel portal frame building with concrete floor and fibre cement roof and concrete grain walling at either end. Measures about 8m x 32m.

**Feed Store:** a timber framed and clad feed store with a profile tin roof and concrete floor. Measures about 3.5m x 12m. Adjoining this is a rug room, WC and kitchen.

**Stables:** a six bay steel portal frame building with concrete floor, fibre cement roof and profile tin clad. Currently contains 15 loose boxes (Bradmore) and a tack room. Measures about 8m x 28m with lean-to to the south, measuring 4m x 8m.

### 4 Dovecote

**5 Stables and stores:** timber fronted buildings containing loose boxes and storage.

**6,7,8** To the north of the farmhouse are two areas of covered storage, together with a static caravan.

In addition, there are two field shelters and a horse walker to the south of the buildings.

To the north of the farm buildings is an area of hard standing which has historically been used for container storage and parking of horse boxes and agricultural machinery.







## LAND

The property extends to about 165.29 acres (66.89 hectares), the majority of which is down to permanent pasture.

Land use is currently split as follows:

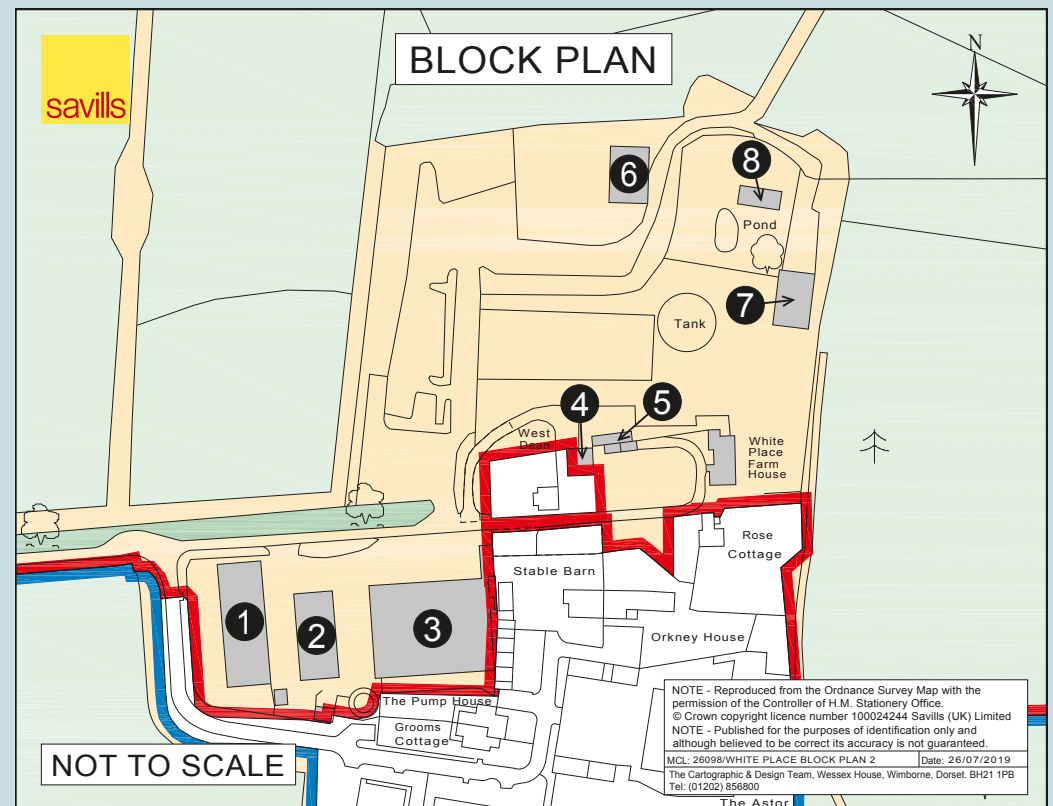
- Pasture: 140.98 acres (57.05 hectares)
- Wood/scrub: 7.12 acres (2.88 hectares)
- House, buildings, pond, tracks and miscellaneous areas: 17.19 (6.96 Hectares)

Some areas of the property are low-lying and some areas are prone to flooding from the River Thames during winter months. This brings a host of wintering wildfowl and waders to the property. Together with the woodland on the farm, this helps provide sporting and conservation opportunities.

There are various areas of woodland comprising mainly deciduous species including Oak, Sycamore and Beech.

Most fields are fenced for cattle and mains water is available in some fields.

The farm also benefits from rights of common grazing within the Royal Borough of Maidenhead and Windsor. Further details available from the Vendors' agent.







## NOS. 1-4 GATE HOUSES

A striking Tudor-style Gate House with a central archway which originally provided access to the Cliveden Estate's "Model Farm" and now comprises four cottages. A mixture of two and three bedroom cottages, one is currently vacant, two are let on Assured Shorthold Tenancies and one on a Rent Act 1977 Tenancy.

Nos. 2 and 3 Gate Houses have bedrooms above the archway.

All of the cottages have gardens and some have sheds / outhouses. No. 2 Gate House has a garage.

The cottages comprise:

- No. 1 Gate House  
Ground floor: Kitchen (with larder) and sitting room;  
First floor: 2/3 bedrooms and bathroom.
- No. 2 Gate House  
Ground floor: Kitchen, sitting room and dining room;  
First floor: 2/3 bedrooms and bathroom.
- No. 3 Gate House  
Ground floor: Kitchen, sitting room and dining room;  
First floor: 2/3 bedrooms and bathroom.
- No. 4 Gate House  
Ground floor: Kitchen and sitting room;  
First floor: 3 bedrooms and bathroom.





## GATE HOUSE COTTAGES

Approximate Gross Internal Area:

House No. 1 gross internal area = 876 sq ft / 81 sq m

House No. 2 gross internal area = 1,223 sq ft / 114 sq m

House No. 3 gross internal area = 1,149 sq ft / 107 sq m

House No. 4 gross internal area = 911 sq ft / 84 sq m

House No. 1 Buildings gross internal area = 49 sq ft / 5 sq m

House No. 2 Garage gross internal area = 241 sq ft / 22 sq m

House No. 2 Outbuildings gross internal area = 278 sq ft / 27 sq m

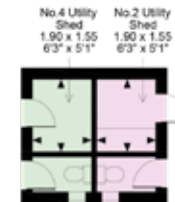
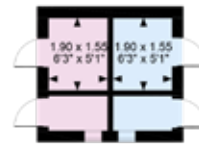
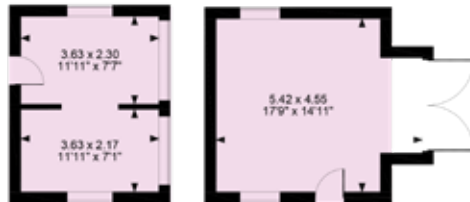
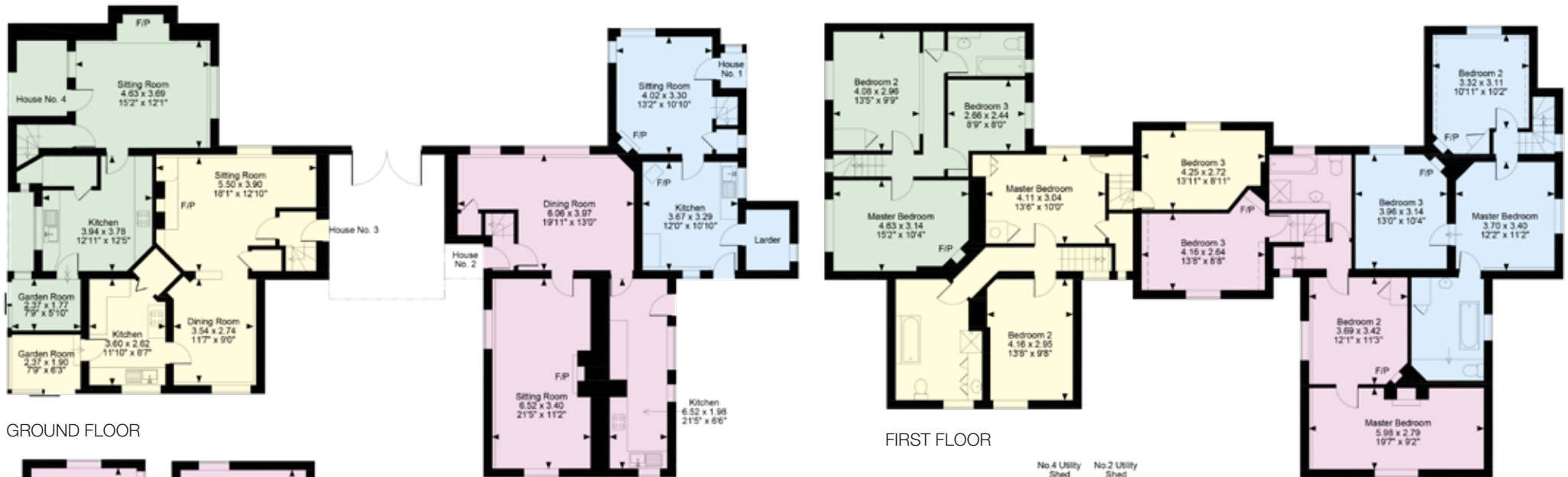
House No. 4 Utility Shed gross internal area = 49 sq ft / 5 sq m

Total gross internal area = 4,776 sq ft / 445 sq m

For identification only. Not to scale.



- NO. 1
- NO. 2
- NO. 3
- NO. 4



NO. 2 SHEDS

NO. 2 GARAGE

NO. 2 BUILDINGS

NO. 1 BUILDINGS



## GENERAL REMARKS AND STIPULATIONS

### Method of Sale and Tenure

White Place Farm is offered for sale as a whole or in three lots by private treaty.

### Tenure and Possession

The freehold of the property is offered for the sale subject to existing tenancies details of which are available from the Vendors' agent.

### Services

**White Place Farmhouse:** Mains water, gas and electricity

**Farm buildings:** Mains water and three phase electric

**Nos.1-4 Gate Houses:** Mains water, gas and electricity.

If sold in lots, cross rights in respect of services may apply

### Energy Performance Certificate

White Place Farmhouse - E

No 1. Gate House - G

No 2. Gate House - E

No 3. Gate House - G

No 4. Gate House - D

### Local Authorities

Royal Borough of Windsor and Maidenhead –  
Tel. 01628 683800

### Council Tax

White Place Farmhouse – G £2,233.03

(2019 / 2020)

No 1- 4 Gate Houses – D £1,339.81

(2019 / 2020)

### Planning

Interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for any element of White Place Farm direct to the Planning department of Royal Borough of Windsor and Maidenhead.

### Minerals Rights

The ownership of the minerals over the majority of the property are retained by the previous owner but not the right to work them.

### Sporting Rights

Sporting rights are included in the freehold of the property insofar as they are owned.

### Basic Payment Scheme

The land registered for payments under the Basic Payment Scheme and the Entitlements are included with the sale. Entitlements will be transferred to the Purchaser on completion of the sale. For the avoidance of doubt, the current owner will receive the 2019 payment in full.

### Soils

According to the Soil Survey of England and Wales, the soils are predominantly of the Sutton 2 Soil Series. Sutton 2 soils are known to be well drained fine and coarse loamy soils suited to winter cereals and pasture. The land is identified as being predominantly Grade 2.

### Designations

The Dovecote (Listed ID: 1117544) is Grade II Listed.

### Restrictive Covenants

A number of historic restrictive covenants exist and will limit the use of the land. Contact the Vendors' agent for more details.

### Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and any other pipes, whether referred to in the Conditions of Sale or not.

Whilst there are no known public rights of way over the farm, a number of third party rights of way affect the property.

The “Model Farm” development, Rose Cottage, West Dean and the Gate Houses have rights of way along sections of the driveway, together with maintenance obligations. If sold in lots, further rights of way and maintenance obligations will be applied as appropriate.

The “Model Farm” development, together with West Dean and the Gate Houses, have a right of way to access the River Thames path.

Further details are available from the Vendors' agent.







### Fixtures and Fittings

Those items mentioned in these sales particulars are included in the freehold sale. All other fixtures, fittings and other furnishings are expressly excluded.

### Fencing

If sold in lots, fencing obligations will be placed on the Purchasers.

### Value Added Tax (VAT)

Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the property or any part of it, or any right attached to it becoming a chargeable event for purposes of VAT, such tax would be payable in addition to the purchase price.

### Viewings

Strictly by appointment with Savills Central Farm & Estates on 01295 228050.

### Postcode

Farmhouse and farm buildings - SL6 9QX

Cottages - SL6 9QZ



///worker.tested.apples

what3words gives every 3m x 3m square in the world a unique 3 word address. This one described the precise entrance to the farm.

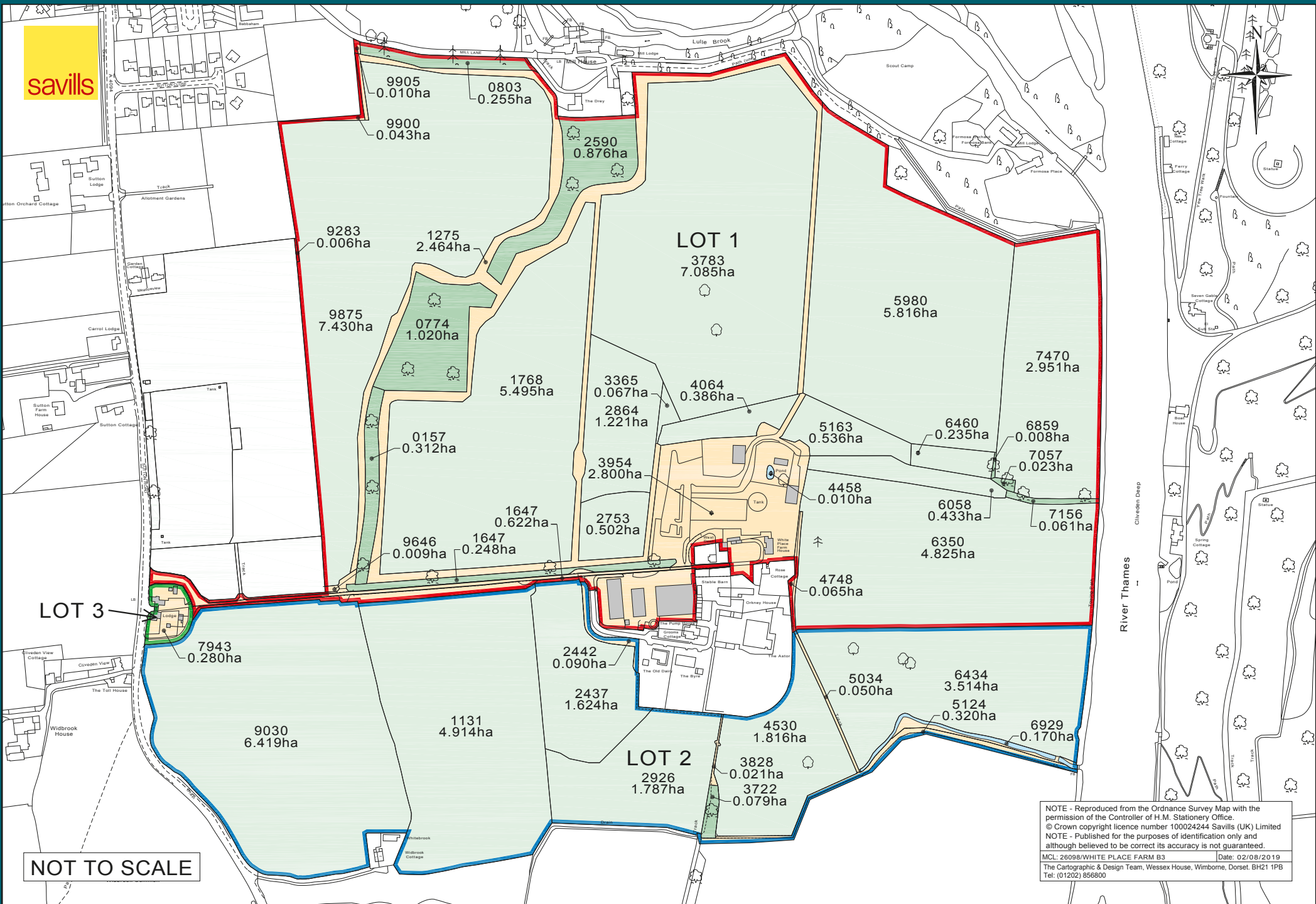
### DIRECTIONS (SL6 9QX)

From Maidenhead take the A4094 north, alongside the River Thames, and after 2 miles the entrance of White Place Farm is located on the right hand side. Drive down the drive and the farmhouse is found at the end on the left, beyond the farm buildings.

### IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photos taken: May 2018, May & June 2019 Particulars prepared: July 2019. 19/08/05 LM. Kingfisher Print and Design Ltd. 01803 867087.





NOT TO SCALE

NOTE - Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office.  
© Crown copyright licence number 100024244 Savills (UK) Limited  
NOTE - Published for the purposes of identification only and although believed to be correct its accuracy is not guaranteed.

MCL: 26098/WHITE PLACE FARM B3	Date: 02/08/2019
The Cartographic & Design Team, Wessex House, Wimborne, Dorset. BH21 1PB Tel: (01202) 856800	