



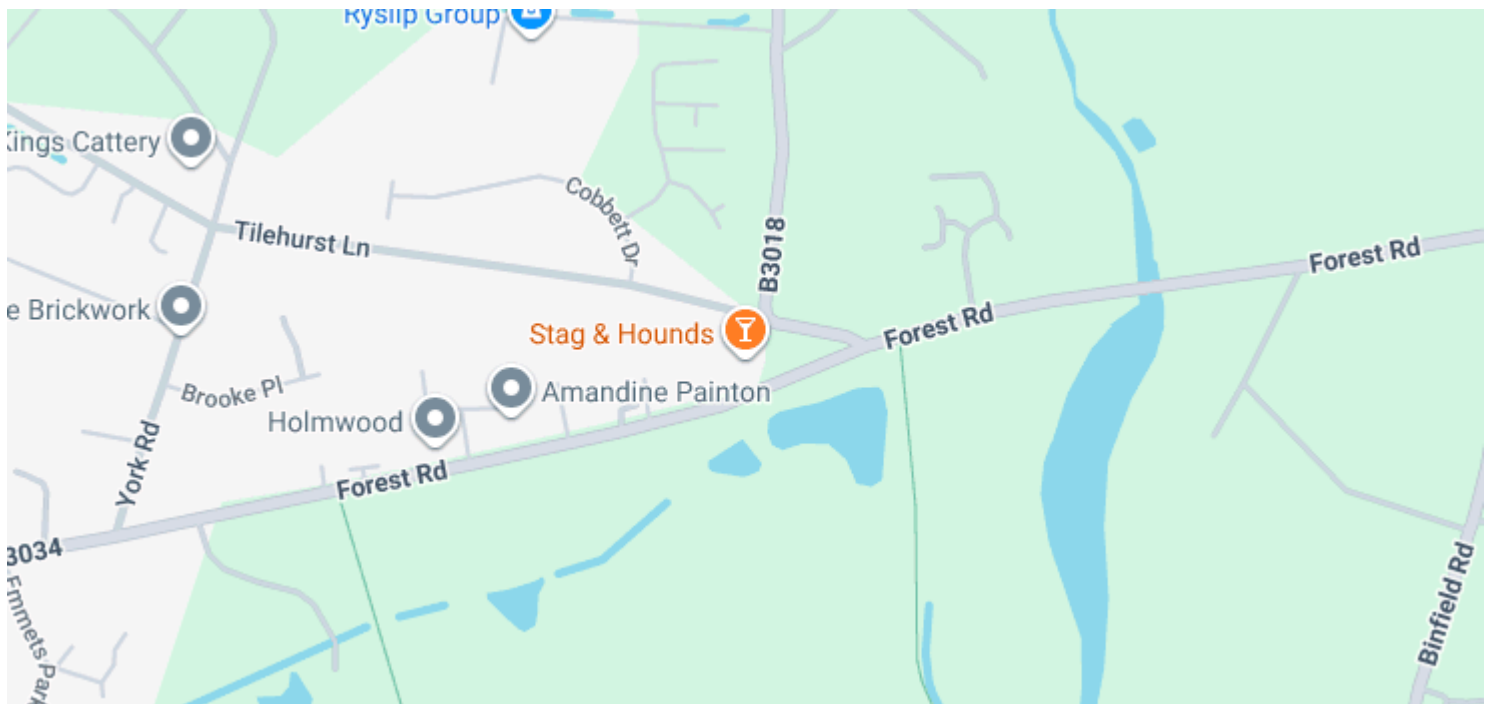
## Agricultural Land / Polo Fields / Re-development Opportunity On behalf of Fixed Charge Receivers

 Buck Farm (Stag Farm) | Howe Lane, Binfield, United Kingdom

FOR SALE 

£ 2,517,500 Offers in the region of

### Location



The property is located in the County of Berkshire in South East England, within close proximity to Bracknell (7.2 km / 4.8 miles) and Maidenhead (8.9 km / 5.5 miles). London is 48 km / 30 miles to the east.

The area benefits from excellent transport connectivity with Junctions 8/9 of the M4 Motorway approximately 8km (5 miles) to the north-east and some 16.9km (10.5 miles) to Junction 3 of the M3 providing direct routes to London, Reading, Heathrow Airport and the wider motorway network.

Bracknell Railway Station offers regular services to London Waterloo and Reading, Maidenhead Station provides high-speed connections to Central London and Heathrow Airport via the Elizabeth Line with journey times to London Paddington in under 30 minutes.

## Summary

- For Sale on Behalf of Fixed Charge Receivers
- 87 hectares / 215 acres
- Agricultural land with potential for alternative uses
- Ring fenced agricultural unit
- Existing farm buildings with potential for alternative uses
- Grade 3 agricultural land in need of restoration
- Offers in the region of £2,517,500, subject to contract
- Guide price equates to £28,935 per hectare / £11,700 per acre

## **Situation**

The property is situated some 10 Km to the north of Bracknell town centre, bounded by Drift Road (north), Birds Hill Golf Club (east), Pendry's Lane (south) and Howe Lane (west). Main vehicular access is via Howe Lane with a secondary access on Drift Road.

The surrounding area is characterised by open countryside and greenbelt land offering a balance of rural charm with convenient access to nearby urban amenities.

Situated close to some of the UK best known sporting and recreational venues; the subject property is in the heart of the UK's most prominent polo region. The Royal County of Berkshire Polo Club is only 8.5km (5.3 miles) while the prestigious and world renowned Guards Polo Club is only 16.4 km (10.2 miles) to the north-west. The area's rich equestrian tradition is further enhanced by the proximity to Ascot Race Course which is less than 12.5km (7.7 miles) from the property. The Wentworth Club, acclaimed championship PGA golf course is 18.3km (11.4 miles) to the south-east.

## **Description**

The site comprised a ring-fenced unit of nine parcels of farmland over an area of 87 hectares / 215 acres. The land is primarily used for grazing. A number of dilapidated farm building and static caravans are positioned on the site.

## Planning & Use

Planning permission has previously been granted to construct three polo pitches and conversion of existing buildings into ancillary accommodation. We understand that the planning permissions in relation to this use comprises:

- Application ref. 08/00275/FULL
- Application ref. 13/00180/FULL
- Application ref. 15/01816/FULL
- Application ref. 16/00870/VAR

These permissions allow a total of 165,332 cubic metres of suitable material to be imported on to the site for construction purposes.

Polo pitches 1 and 2 are grassed over and used for grazing at present.

Planning permission is believed to have lapsed but the property remains to provide scope for the establishment of a significant equestrian facility.

Environmental Permits were granted by the Environment Agency for tipping activities for the construction of polo fields which have been surrendered. The permits were surrendered in 2011 and 2013, although tipping continued.

These permits allowed a total of 200,000 tonnes to be imported to the site. The permits include:

- Permit EAWML 102770 EPR XP / 3799 VA – surrendered 31 May 2011
- Permit EAWML 400493 EPR AB / 3300 KW – surrendered 24 July 2013

A Planning Contravention Notice (reference 23/50093/ENF) was issued 23<sup>rd</sup> May 2023 associated with the volume of waste being tipped at the property. However, we are unaware of any enforcement actions being undertaken by the Local Planning Authority.

Site Reports

An Environmental Due Diligence Report by Connix Consulting Limited dated May 2025 is available to download.

A topographical and volumetric survey was undertaken by Greenhatch Group in April 2025 and has confirmed that 873,662 cubic metres of material have been brought onto the farm.

An Asbestos Management Survey Report was undertaken of the farm buildings by Casa Environmental Services Limited in February 2025. We draw your attention to the recommendations within the report to remove asbestos containing materials in poor condition and debris.

A Material Classification Survey Assessment was undertaken by TRC in March 2025 which reported that no significant contamination had occurred.

All technical surveys are available to be assigned to the purchaser.

CASA Asbestos Survey	£720 + VAT
Greenhatch Group	£8,590 + VAT
TRC Ground Investigation	£22,245 + VAT
Connix Consulting	£6,240 + VAT
<b>Total</b>	<b>£37,795 + VAT</b>

Rates

The vendor is unaware of rates having been demanded and assumes to be exempt.

Tenure

The property is held freehold.

## Occupation

Mr Paul Rogers has claimed to have an agricultural tenancy of the whole but no evidence is available of such a tenancy, nor rent payments.

Mr Ian Wakefield occupies a mobile home on the site and claims to have been granted a tenancy by Mr Paul Rogers. However, there is no evidence of such a tenancy or rent payments.

The receivers have commenced legal action to gain vacant possession of the property. A Notice to Quit was served on Mr & Mrs Wakefield on 19<sup>th</sup> May 2025 requiring possession on 25<sup>th</sup> June 2025 – please refer to documentation within the data room. No evidence of any tenancies, no rental payments and no agreements to substantiate the claims by the individuals to occupational rights.

## Insurance

Insurance is provided by Aviva Insurance, QBE UK and Liberty Mutual Insurance Europe at a current premium of £1,376.

## VAT

The property is not opted for tax, therefore no VAT is payable.



## Market Evidence

Below are a list of recent land sale figures as advised by Savills.

Rockwood Farm, Godalming	244 acres	£4.0m	£16,393 per acre	Jul-22
Buckholt Farm, East Sussex	221 acres	£1.475m	£6,689 per acre	May-25
Riseley Farm, Wokingham	194 acres	£2.65m	£13,662 per acre	Sep-23
Home Farm, Crawley	193 acres	£1.25m	£6,483 per acre	Dec-24
Trindledown Farm, Reading	47 acres	£0.481m	£10,234 per acre	Dec-20
Land Broadway Lane, Waterloooville	22 acres	£0.27	£12,443 per acre	Mar-22
Hollies Farm Stables, Spondon Road	14 acres	£0.225m	£16,071 per acre	Sep-19

The average price is £11,711 per acre. This market evidence has been used to determine the quoting price for the property.

## Mineral and Sporting Rights

The mineral and sporting rights, in so far as they are owned, are included in the sale.

## Easements, Wayleaves and Rights of Way

The property is sold subject to and with benefit of all existing rights of way whether public or private, including rights of way, supply, drainage, water, electricity supplies and other rights, covenants, restrictions and obligations and all wayleaves whether referred to or not. Public rights of way that cross the sale area are shown on the sale plan.

## Health and Safety

Given the potential hazards of a working farm we would ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and water courses.

## Proposal

We are instructed to seek offers in the region of **£2,517,500 (Two Million, Five Hundred and Seventeen Thousand, Five Hundred Pounds)**, subject to contract

Please note that a purchaser will be re-charged the cost of the searches (£2,839.02 inclusive of VAT) and the environmental & associated reports at a figure of £37,795 + VAT.

## Investment Considerations

1. An opportunity to acquire a substantial land holding in the South East
2. Attractive price per hectare/acre
3. Potential to construct polo fields, subject to renewing planning consents
4. Agricultural land with potential for alternative uses, subject to planning consents
5. Ring fenced agricultural unit
6. Existing farm buildings with potential for alternative uses
7. Grade 3 agricultural land in need of restoration

## Disclaimer

Fixed Charge Receivers Philip Reynolds and Steven Williams by the powers given by the Mortgage and all other powers given by statute or otherwise who act as agents for the Company and without personal liability. Both Fixed Charge Receivers are licenced by the Insolvency Practitioners Association and are bound by the Insolvency Code of Ethics.

## Data Room & Click to Purchase

The property is available for immediate purchase using the clicktopurchase® facility. Please see the access area “Legally Purchase Fully Online with clicktopurchase” to register an account, view the data room and commence the process to purchase online.



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