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**SIMMONS & SONS**



Blueys Farm

Twyford Road, Waltham St Lawrence, Berkshire RG10 0HE

For Sale as a whole by Private Treaty



**Blueys Farm  
Twyford Road  
Waltham St Lawrence  
Berkshire  
RG10 0HE**



47.10 acres

Available as a whole

Twyford 1.9 miles

Henley-on-Thames 8 miles

London 34 miles, London Paddington 27 mins

M4 (J8/9) 7 miles

M40 (J4) 12 miles

All distances are approximate

**Blueys Farm** is a 47.10 acres equestrian property situated in a private rural location approached by a long private drive.

The farm was previously used as a private polo club with two pitches, a half mile exercise ring and club competitions until 2018 (see images below).

The farm provides a 2,200 sq ft owner's house, 21 stables, tack rooms, store room, 2 bedroomed grooms quarters, sand and rubber outdoor school, hay and straw storage in portal framed buildings extending to over 10,000 sq ft.

Blueys Farm is currently run as a livery and training yard with a combination of post and rail fenced and hedged paddocks, areas of mature woodland and landscaped ponds.

Good access is provided to the local Knowl Hill bridleway network.

An area of land has been designated as a commercial pitch site for holiday caravans, which could be expanded if required.

An aerial photograph of a large, well-maintained polo field. The field is green with distinct mowed stripes. A group of polo players on horseback is visible in the middle ground, clustered together. The background features a line of trees and rolling hills under a blue sky with scattered white clouds. The text "Bluey's Polo Club" is overlaid in a yellow, cursive font across the center of the field.

*Bluey's Polo Club*



The farmhouse and staff accommodation is flexible and could suit either a family owner-occupier or business use.

The farmhouse is built of brick with timber cladding under a clay tile roof in an elevated position with a terrace to the front overlooking paddocks and a lake beyond.

Accommodation is provided over 2 floors with a large light-filled kitchen /dining room leading to a dining area benefitting from bi-fold doors onto the adjacent terrace. A well proportioned sitting room also has doors leading onto the terrace. Off the kitchen is a utility with WC leading to the back door. A study, family bathroom, cloakroom and two ground floor double bedrooms, one ensuite, complete the ground floor.

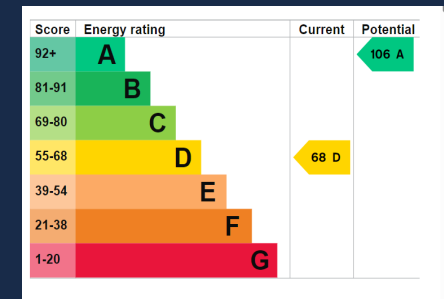
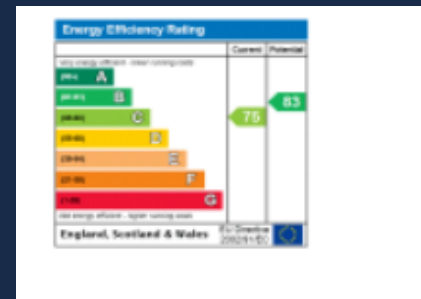
The upper floor comprises a large bedroom measuring over 32 ft in length and a bathroom.

Separate ancillary accommodation comprising a kitchen, large ensuite bedroom and dressing room, second bedroom and bathroom. Lounge and storage room.



Farmhouse

Groom's accommodation



**Blueys Farm, Twyford Road, Waltham St. Lawrence, Reading**

Main House internal area 2,209 sq ft (205 sq m)

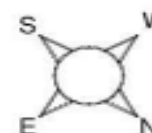
Feed Shelter internal area 265 sq ft (25 sq m)

Stable Block & Tack Room internal area 2,980 sq ft (277 sq m)

Staff Accommodation internal area 863 sq ft (80 sq m)

Barns external area = 5025 sq ft (467 sq m)

Quoted Area Excludes 'External C/B'



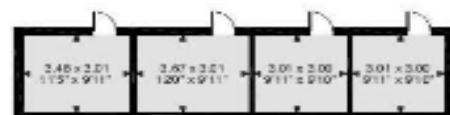
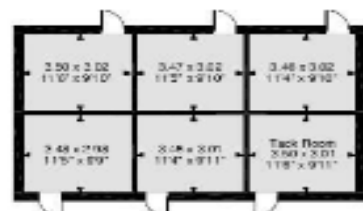
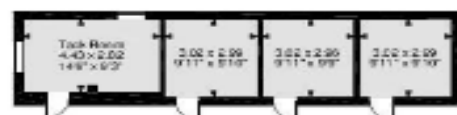
**Ground Floor**



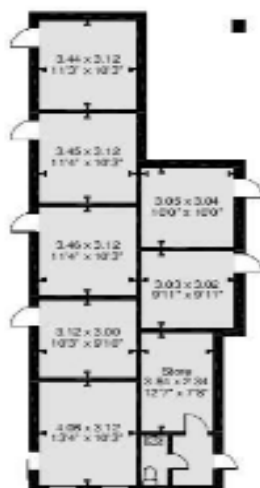
**First Floor**



**Staff Accommodation**



**Stable Block**



**Barn 1**



**Barn 3**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## The Yard

Blueys Farm offers over 10,000 sq ft of portal frame buildings situated within a self contained yard used for stabling, hay, straw and feed storage, groom's quarters, tack and general storage.

**Barn 1** - A fully enclosed steel portal frame barn.

**Barn 2** - A steel portal frame barn with lean-to, housing tack room, hay store, 3 stables (with room to add a further 8 if required) and 2 x 1 bedroom groom's flats.

**Barn 3** - A large steel portal frame barn with 16 loose boxes, 2 tack rooms and 2 isolation boxes.

**Barn 4** - A hay and straw barn.

**All Weather Arena** - A fenced 25m x 40m sand and rubber all weather arena.

The buildings offer opportunities for redevelopment or alternative uses (subject to the usual consents) and in 2020 a planning consent was granted for the conversion of Barn 1 into 3 holiday lets (20/02608).

This consent has now lapsed without implementation.









## The Land

In all the land extends to 47.10 acres of pasture and woodlands in a delightful secluded rural location.

The farm has been developed as a polo and equestrian livery facility and is flexible for either use. The polo pitches are currently used for turnout and the photos show the Polo Club utilising the 2 practice pitches prior to the current livery use.

Ponds and a stream provide a variety of wildlife habitats.

## Access

Access is gained from the public highway along a long private drive serving the farm and one other field.

## Easements and Rights of Way

A public footpath crosses the farm north south along the access road.

## Planning

The occupation of the house is limited to a person solely or mainly or last working in agriculture or forestry.

Planning permission has also been granted for the use of the land for a polo pitch and separately for the change of use of land and buildings from agricultural to activities in association with polo ponies.

Permission exists for the grooms quarters and the all weather manège.

Full planning permission has been granted to convert Barn 1 to 3 holiday dwellings (20/02608). This consent has now lapsed.



## **Equestrian Facilities**

The yard provides 21 loose boxes and 2 isolation boxes, manège, grooms quarters, hay barn and general storage in addition to grazing land and an exercise track.

## **Method of Sale**

The property is offered for sale as a whole.

## **Tenure and Possession**

The farm is held freehold, with vacant possession available on completion.

## **Services**

The property has mains electricity and water connections with private drainage and both bottled gas and oil-fired heating. A 14 panel 7kw solar system is installed on a farm building roof with a 10.4 kw battery system.

## **Basic Payment Scheme**

No Basic Payment Scheme entitlements exist or are available for transfer with the farm.

## **Wayleaves Easements and Rights of Way**

The property is sold subject to the benefit of all rights included rights-of-way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations easements and wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

A footpath crosses the farm.





## Situation

Blueys Farm is situated in attractive countryside between Twyford and Waltham St Lawrence.

Excellent road links provide access to the national motorway network to London via the M40 or M4.

Both Heathrow and Northolt private airport are within an average drive time of 45 minutes.

Trains go to London from both Twyford to Paddington on the Elizabeth line to Paddington and the City.

## Directions

From the M4 Junction 8/9, take the A404 signposted to Henley and High Wycombe. Take the first left turn to Cox Green and follow signs for White Waltham. Continue along Shoppenhangers Road, Woodlands Park Drive and Waltham Road, passing White Waltham airfield. On entering Waltham St Lawrence, continue towards Ruscombe and Twyford on the B3024 and Blueys Farm is signposted on the left hand side.

**What 3 Words:** ///behaving.city.annotated



## Local Authority

The Royal Borough of Windsor and Maidenhead

Town Hall

St Ives Road

Maidenhead

SL6 1RF

T: 01628 6838000

## Health and Safety

All viewings are carried out at the sole risk of the viewer neither the selling agent nor the vendors takes responsibility for any injury caused.

## VIEWINGS - Strictly by appointment with

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32 Bell Street

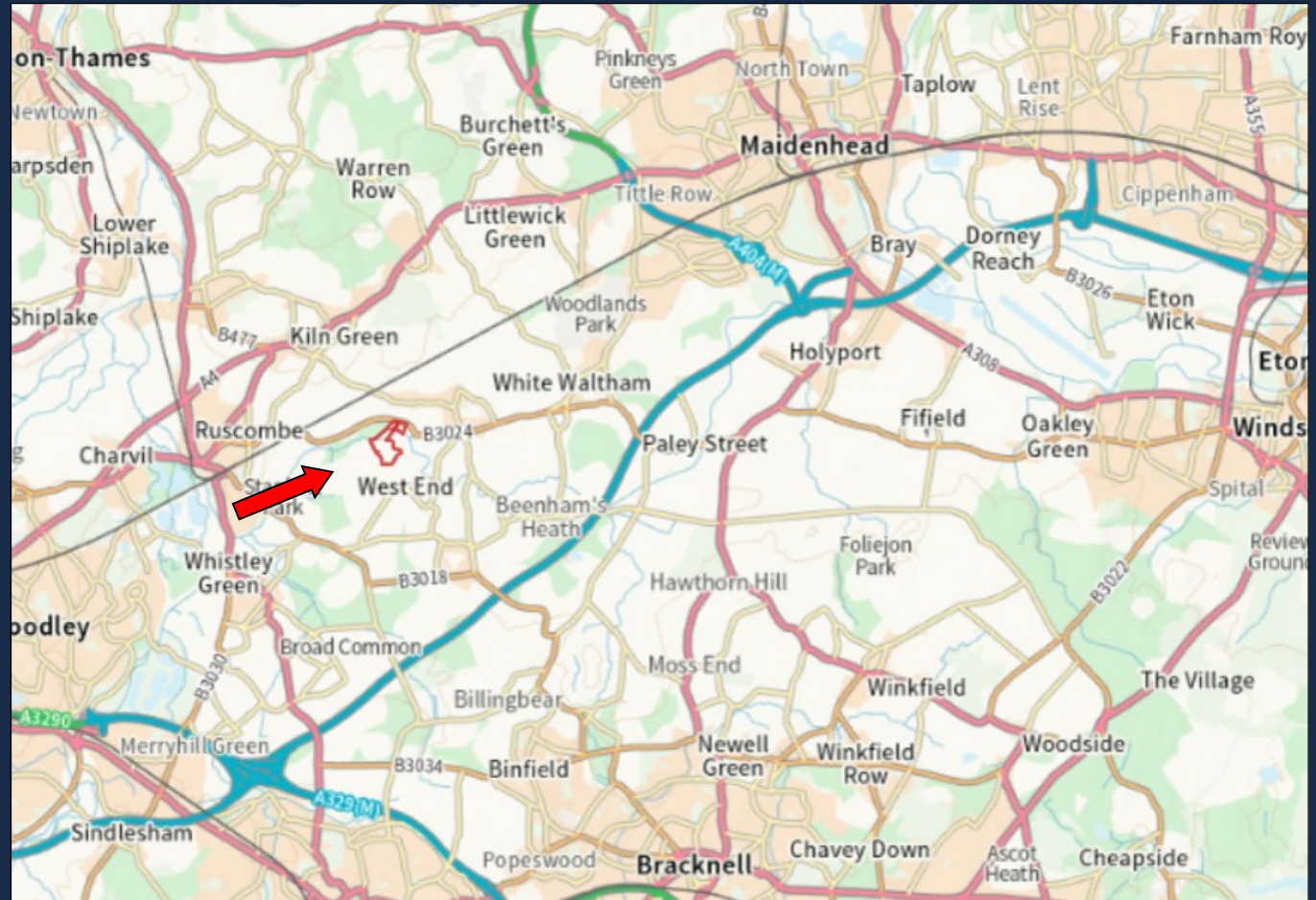
Henley-on-Thames

RG9 2BH

Kerry Clarke MRICS FAAV

T: 01491 634283

E: [kclarke@simmonsandsons.com](mailto:kclarke@simmonsandsons.com)



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32 Bell Street  
Henley-on-Thames  
Oxon  
RG9 2BH  
T: 01491 571111

1 High Street  
Marlow  
Bucks  
SL7 1AX  
T: 01628 484353

12 Wote Street  
Basingstoke  
Hants  
RG21 7NW  
T: 01256 840077

Peper Harow  
The Estate Office  
Godalming  
GU8 6BQ  
T: 01488 418151