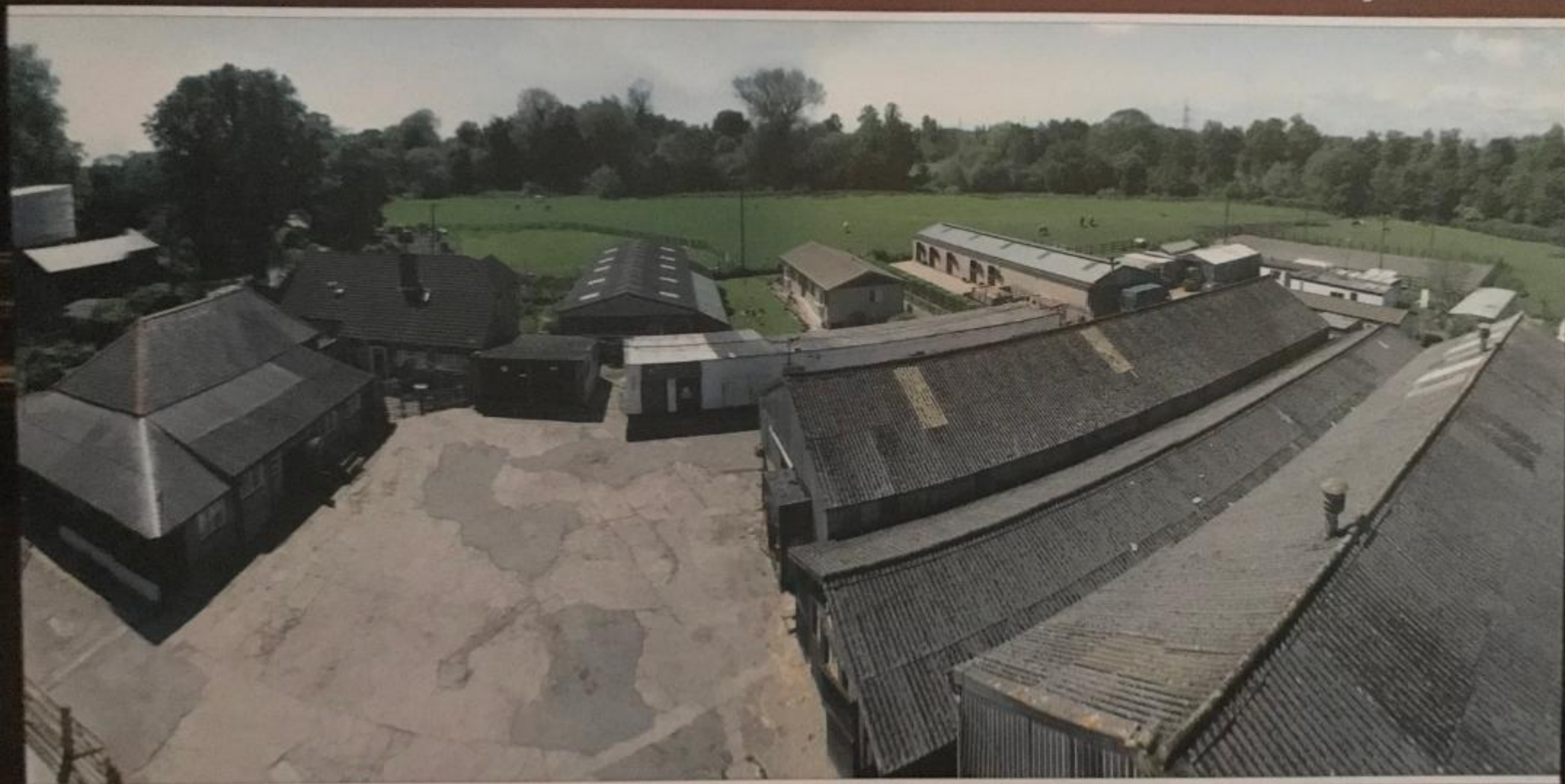


FOR SALE



OLD MILL FARM, OLD MILL LANE, COWLEY, UXBRIDGE, MIDDLESEX UB8 2JH

FARMHOUSE ON 6 ACRES WITH A BUILDING COMPLEX AND EQUESTRIAN FACILITIES WITH EXCELLENT POTENTIAL

PJSA

CHARTERED SURVEYORS,
PROPERTY & PLANNING CONSULTANTS



Old Mill Farm, Old Mill Lane, Cowley, Uxbridge, Middlesex UB8 2JH

A well located property consisting of a family farmhouse, permanent prefabricated bungalow and a yard with extensive buildings including stabling, manège and paddocks.

Substantial complex of buildings with longstanding commercial tenants, generating a significant annual income.

(More details in the Information Pack – not a Home Information Pack) – Cost £20 payment to PJSA

For sale by private Treaty



CHARTERED SURVEYORS,
PROPERTY & PLANNING CONSULTANTS

CONTACT INFORMATION PJSA

The Old Place, Lock Path, Dorney
Windsor, Berkshire SL4 6QQ
Tel: 01753 855011
Fax: 01753 855022
E-mail: sales@pjsa.uk.com



INTRODUCTION

Old Mill Farm is an extremely versatile property with much potential.

The property offers significant scope for the family, equestrian buyer and property developer/entrepreneur alike.

The farmhouse is traditional and close to the yard.

The prefabricated bungalow is suitable for other members of the family, offering privacy, yet convenience.

(There is potential for the improvement and extension of the house).

In addition, the extensive complex of former agricultural buildings provides a rental income as well as 27 livery stables.

The outdoor manège and paddock are immediately adjacent to the yard and stables.

The commercial uses are all on short leases, giving the owner flexibility for planning, yet securing the rental income.

Access is from Old Mill Lane.

SITUATION

The property is set in a quiet rural lane with little traffic. One house is immediately adjacent, but otherwise the whole property enjoys its privacy.

Local schools include Whitehall Infants School, Whitehall Junior School, Uxbridge High School. Brunel University is also close by.

DIRECTIONS

Post Code UB8 2JH

Leave the M40 at Junction 1 and take the 4th exit (Oxford Road) signposted to Uxbridge (A4020). Follow signs for Cowley, Yiewsley on the A408.

Turn right at the roundabout (2nd) into Iwer Lane. Turn left after the small bridge into Old Mill Lane. Old Mill Farm is on the right after 400 metres. Drive into the yard.

DESCRIPTION

FARMHOUSE

A two storey brick and tile farmhouse:

ENTRANCE HALL 0.93m x 1.8m (approx)

LARDER/STORE 1.46m x 0.9m (approx)

KITCHEN 5.5m x 2.85m (approx)

Fully fitted, overlooking the yard.

SITTING ROOM 7.17m x 3.77m (approx)

French windows overlooking the garden and paddocks.

DINING ROOM 5.3m x 4.1m (approx)

Overlooking the garden and paddocks.

STUDY 1.91m x 2.075m (approx)

W.C. 0.87m x 1.77m (approx)

STAIRS TO LANDING

BEDROOM 1 3.35m x 4.75m (approx)

BEDROOM 2 3.35 x 4.45m (approx)

Overlooking open land.

BEDROOM 3 3.35m x 2.8m (approx)

Extensive storage space.

BATHROOM and AIRING CUPBOARD 2.30m x 2.2m (approx)





OUTSIDE W.C. 0.8m x 1.45m (approx)

OUTSIDE STORE AND BOILER ROOM 2.29m x 3.75m (approx)

GARAGE 6.0m x 5.3m (approx)

OUTSIDE

The entrance is through the yard, but may be separated. An outbuilding acts as a garage. The garden is mainly laid to lawn and abuts the paddocks.

COURTYARD AND BUILDINGS

See yard layout.

LAND

The land extends to approximately 5 acres (2 Hectares) and is divided into six paddocks. Good access to yard and no public rights of way pass through the property. The land abuts the banks of the River Colne.



BUILDING

1. Steel frame building - vacant 8.85m x 24.16m
2. Block building - (occupied by Burlington Butchers) 5.9m x 26m
3. a) 10 Stables
b) Workshop (occupied by Smiths Welding) 11.7m x 6.9m
4. Additional Workshop (occupied by Smiths Welding)
5. Office - former mobile home (occupied by Smiths Welding)
6. Touring Caravan
7. Touring Caravan
8. Mobile home - vacant
9. Mobile home (occupied under an Assured Shorthold Agreement)
10. Touring Caravan
11. Touring Caravan
12. Stables and Tack Room
13. Stable Block 30.65m x 6.5m
14. Stables and Storage (feed store) 9.15m x 29.25
15. Open Sided Barn - vacant 9.4m x 25.55
16. Commercial Yard (occupied by Connells Civil Engineers) 15m x 17m
17. Stable Block (3) 3.6m x 10.85m
18. Traditional Barn with Livery Rest Room, 2 Stables, Farm Stores, Tack Room, W.C., Shower Room



MANÈGE

A well maintained outdoor school, floodlit, fully fenced, surfaced with sand and rubber.

AGENTS NOTES

Details of Mobile Home/Prefabricated Bungalow

ENTRANCE with concrete ramp to front door.

L SHAPED HALLWAY 1.38m x 1.6m + 3.85m x 0.94m (approx) leading to

DINING ROOM 2.62 x 3.0m / **LIVING ROOM** 3.6m x 5.98 (approx) With archway. Electric fireplace with wood surround. Bay window and French windows leading to garden.

KITCHEN 2.92m x 3.16m (approx) Fully fitted, modern kitchen with sink and drainer. Gas hob.

UTILITY ROOM 1.6m x 2.2m (approx) With services to washing machine. Outlet for tumble dryer. Airing cupboard with immersion heater.

BATHROOM 2.44m x 1.99m (approx) Fitted white suite.

BEDROOM 1 3.65m x 2.92 (approx) Fitted units. Bay window. Ensuite shower with vanity unit, w.c. (2.93m x 2.38m)

BEDROOM 2 2.92m x 2.9m (approx) Fitted cupboard.

LEAN-TO BUILDING 15m x 2.4m (approx) Calor gas central heating. Generally well presented.

GENERAL REMARKS AND STIPULATIONS

TENURE

The property is sold freehold with vacant possession on completion, but subject to leases for the commercial properties and Assured Shorthold Tenancies. Details available from the agents.

SERVICES

Mains water, main electricity, mains drainage.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is offered for sale subject to the benefit of all rights of way, whether public or private, and easements, wayleaves and covenants whether specifically mentioned or not. The purchaser will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matter affecting the property.



BOUNDARIES

The seller and the seller's agent will do their best to specify the ownership of boundary hedges, fences and ditches, but will not be bound to determine these. The purchaser will have to satisfy themselves as to the ownership of any boundary.

PLANS, AREAS AND SCHEDULES

The plans attached to these particulars are based on the Ordnance Survey National Grid and are for reference purposes only. The purchaser will be deemed to have satisfied themselves as to the land scheduled.

LOCAL AUTHORITY

London Borough of Hillingdon, Civic Centre, High Street, Uxbridge, Middlesex, UB8 1UW
Tel: 01895 250111 Fax: (01895) 273636

COUNCIL TAX

Old Mill Farmhouse is in Council Tax Band G. The Council Tax payable for 2006/2007 is £2,307.32.

The Three Mobile Homes are each in Council Band A. The Council Tax payable is £922.93.

FIXTURES AND FITTINGS

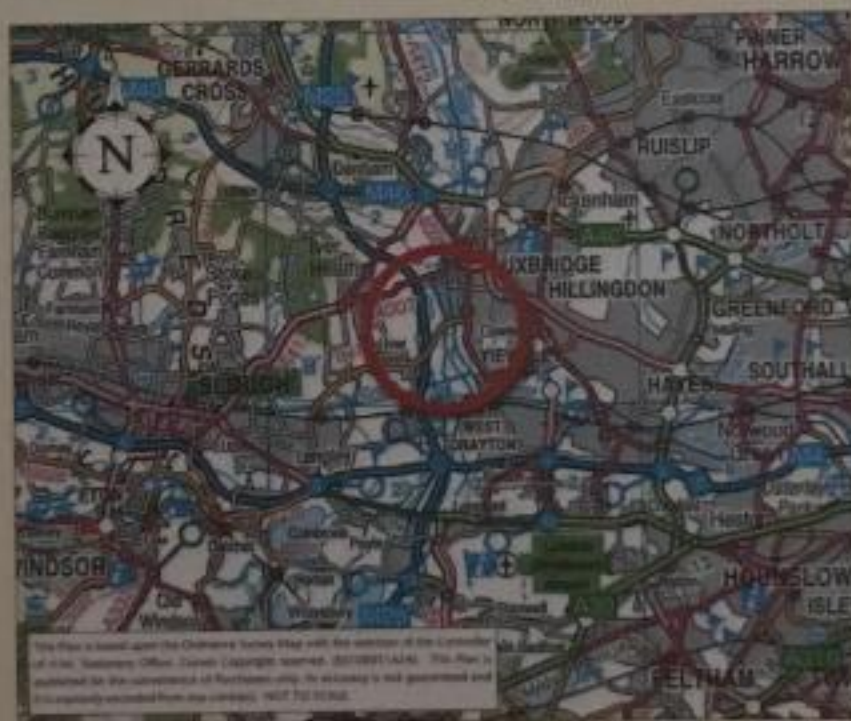
All items normally designated as fixtures and fittings, including carpets, curtains, light fittings and garden ornaments, are excluded from the sale. However, they may be available to a purchaser by separate negotiation.

VIEWINGS

Viewings are by appointment through the agents.

VAT

In the event that Value Added Tax is or becomes payable in respect of the property or assets sold, the purchaser in addition to the consideration will pay the seller the full amount of such Value Added Tax.



SELLER'S SOLICITORS

Turbervilles, Hill House, 118 High Street, Uxbridge, Middlesex UB8 1JT - Tel: 01895 201700, Fax: 01895 272519.

IMPORTANT NOTICE

PJSA, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation 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 the necessary planning, building regulation or other consents and PJSA have not tested any services, equipment or facilities. Purchasers must satisfy themselves personally inspection or otherwise.

Sales particulars prepared May 2007

Photographs taken May 2007

OLD PLACE, LOCK PATH, DORNEY, WINDSOR, BERKSHIRE SL4 6QQ

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PJSA

