

Slough, Masons Farm - Initial Report

1. Background

1.1 Property Address:

Masons Farm, George Green, Slough SI3 6BG

1.2 Property Description

- Situated in the village of George Green, approximately 2 miles north east of Slough and 4.3 miles south west of Uxbridge.
- The site is located south of George Green Road and to the east of the A412 which provides access to Slough and Uxbridge and the M4 and M40.
- Good transport links via Slough Station (2 miles south west) to London Paddington and Reading.
- The site has single access via George Green Road.
- The property comprises a 3 bedroom farmhouse, a timber frame barn, stables and various outbuildings located on a site of approximately 28 acres. Only approximately 30% of this site has been retained by UKLI.
- The residential dwelling is of brick construction and is in a dilapidated condition. The timber frame barn adjoins the farmhouse on the east side of the property.
- To the west of the farmhouse there are three blocks of stables and various sheds and garages.
- All buildings are in poor repair.

1.3 Current use:

- Green belt agricultural land with one residential dwelling and various buildings for agricultural use described above.

1.4 Estimated percentage of land plotted and removed from title:

- Approx 73% plotted and removed from title.

1.5 Disposal possibilities, eg are there any obvious, accessible area / buildings that can be sold independently?

- All buildings are in poor condition and in need of repair. We understand one of the stable blocks has suffered fire damage and one of the sheds requires full reconstruction. The farmhouse is not habitable in its current state and requires significant structural repair.
- A plot of approximately 6 acres has been retained at the north section of the site where the farmhouse, barn, stables and outbuildings are located. There is an opportunity for development on this land subject to planning.

2. Slough, Masons Farm - Planning

2.1 Current planning use / designation:

- Agricultural land

2.2 Opportunities for planning change and development:

- Subject property lies within the Metropolitan Green Belt.
- Having spoken to South Bucks District Council they have confirmed that due to the Green Belt location, it is highly unlikely that planning permission for residential development would be granted.
- As part of the Council's replacement housing policy, uninhabitable or abandoned houses are not replaceable. Depending on the condition and status of the farmhouse it is uncertain whether this could be replaced or would revert to agricultural land.
- Furthermore the Green Belt status of the land restricts any future change of use.

2.3 Comment on UKLI report:

- UKLI report confirms a planning application was made in Jan 2008 to develop 60 residential dwellings, a village store, post office, community hall, sports pitch and village green. This submission was unsuccessful.
- Secondary plans included redeveloping the existing farmhouse and barns and developing a scheme comprising 100% affordable housing.
- The constraints listed in the report include the Green Belt restrictions and the low strategic housing requirement of the area. The opportunities listed included the scheme's community engagement, the development of community facilities, the affordable housing provision and the improvement of the derelict northern part of the site which encourages anti-social activities.

Masons Farm, Slough

