

The Manse

Bearwood Road, Sindlesham, Wokingham,
RG41 5BB

Offers In
Excess Of
£395,000



An investment and development opportunity of the former manse of Sindlesham Baptist church. Nestled on Bearwood Road in Sindlesham overlooking Bearwood recreation ground, the building has been divided into 2 self-contained flats and has been granted planning consent for an additional 1 bedroom unit and is offered for sale on a freehold basis. The property is situated within walking distance of local amenities and Winnersh Train Station and offers both convenience and connectivity with Wokingham located within 2.5 miles and Reading approximately 7 miles away. Written offers are requested by midday on Thursday 18th July.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Development & Refurbishment opportunity of former Church manse
- Currently 2 x 1 bedroom flats with planning consent to convert an additional 1 bedroom flat
- Allocated parking area for 3 vehicles
- Convenient for Winnersh station & local amenities;
- Overlooking Bearwood recreation ground
- Written offers required by midday 18th July





Council tax band B Council Wokingham

Method of Sale

*The Vendors will consider all offers received in writing addressed to Haslams, 159 Friar Street, Reading, RG1 1HE by midday Thursday 18th July.

*Offers received which are conditional upon survey results are unlikely to be acceptable to the Vendors, prospective purchasers are advised to make their own inquiries as the condition of the property, prior to submitting their offer.

*Purchasers are required to give evidence and proof of funding.

*The Vendors reserve the right not to accept the highest offer or to withdraw the property from the market, or to alter the method of sale at any time without notice.

Outside

There is an area of courtyard garden which is accessed via Flat 3.

Parking

There is an area of parking located directly outside the front of the building alongside the hedgerow for 3 vehicles.

Planning

Planning consent has been granted or the proposed change of use of part of the ground floor to a one bedroom flat with associated parking, bin and cycle storage. The purchase will be subject to aCIL payment payable by the successful purchaser to the local authority and for further information please check Wokingham council's planning portal reference: Planning Application Number 221699.

Additional information (Part B)

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating to 1st floor flats

Flat 1 EPC rating C

Flat 2 EPC rating D

Flat 3 EPC rating E

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Additional information (Part C)

The building is located over two floors and the first floor is accessed via communal stairs.

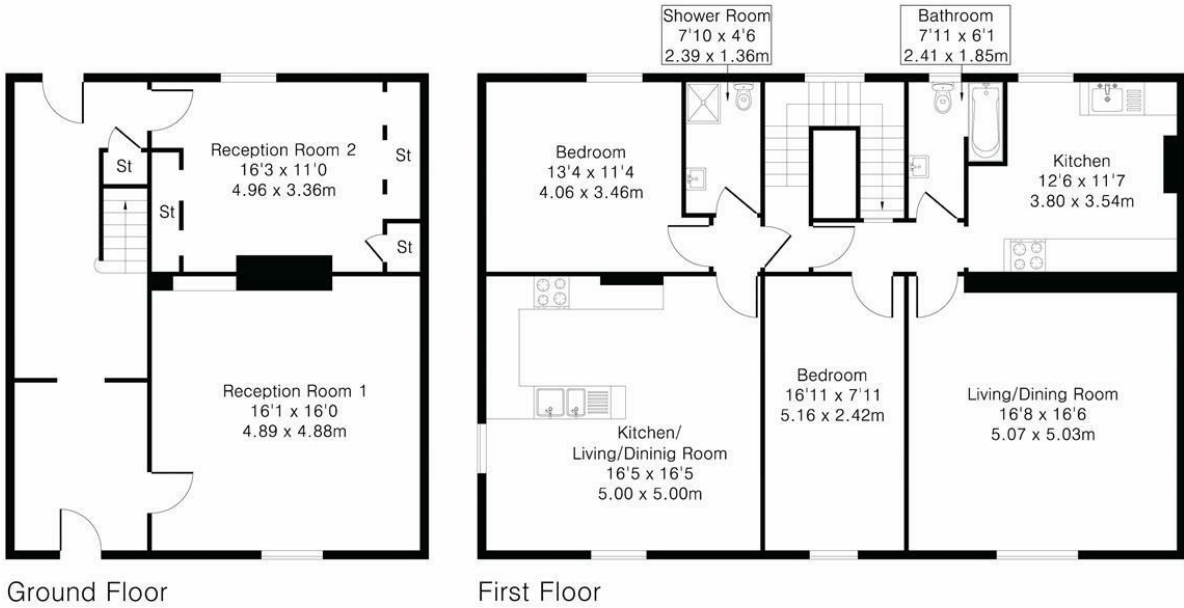
It has been noted that there are some old Artex textured ceilings at the property. Up until 1985, low levels of asbestos were used in Artex. Since the age of the ceilings cannot be verified, the presence of asbestos cannot be confirmed.

The property is being sold on a freehold basis and the church will be retaining 2 ground floor rooms that will be subject to a 999 year lease. The church will be responsible for 25% of the repairs to the structure of the building and 25% of the cost of the buildings insurance. The church will maintain responsibility for driveway upkeep but charge a fair proportion of cost to maintain the parking area to the owners of The Manse.

The property cannot be renamed to be associated with the church, must be use for residential purposes only and cannot be extended to the front or the rear of the building.

Floorplan

Approximate Gross Internal Area 1836 sq ft – 170 sq m
 Ground Floor Area 679 sq ft – 63 sq m
 First Floor Area 1157 sq ft – 107 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
 0118 960 1000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.