



CUTBUSH LANE
SHINFIELD • READING • RG2 9AH

HASLAM'S
1838
COLLECTION



INTRODUCING CUTBUSH LANE

SHINFIELD • RG2 9AH

Offers in excess of
£950,000

Acting under instructions of the Administrators of the estate of the owner is this delightful detached property standing on a total plot of 1.26 acres (0.5 hectare). The home offers the opportunity for refurbishment and or redevelopment, subject to obtain the relevant planning consents.

Set behind a gated driveway and lawned gardens that incorporate an area of light woodland to the rear boundary. The 3 bedroom property offers a Gross Internal Area (inc. garage) of 1883 sq ft.

Situated in the village of Shinfield approximately 5.5 miles to the south of Reading. The area is well-served with local village amenities, business parks and transport links with Junction 11 M4 access within 1.3 miles.

The property will be sold on either a conditional or unconditional basis by way of informal, non-binding tender. Written offers are requested by midday Thursday 26th June 2025.



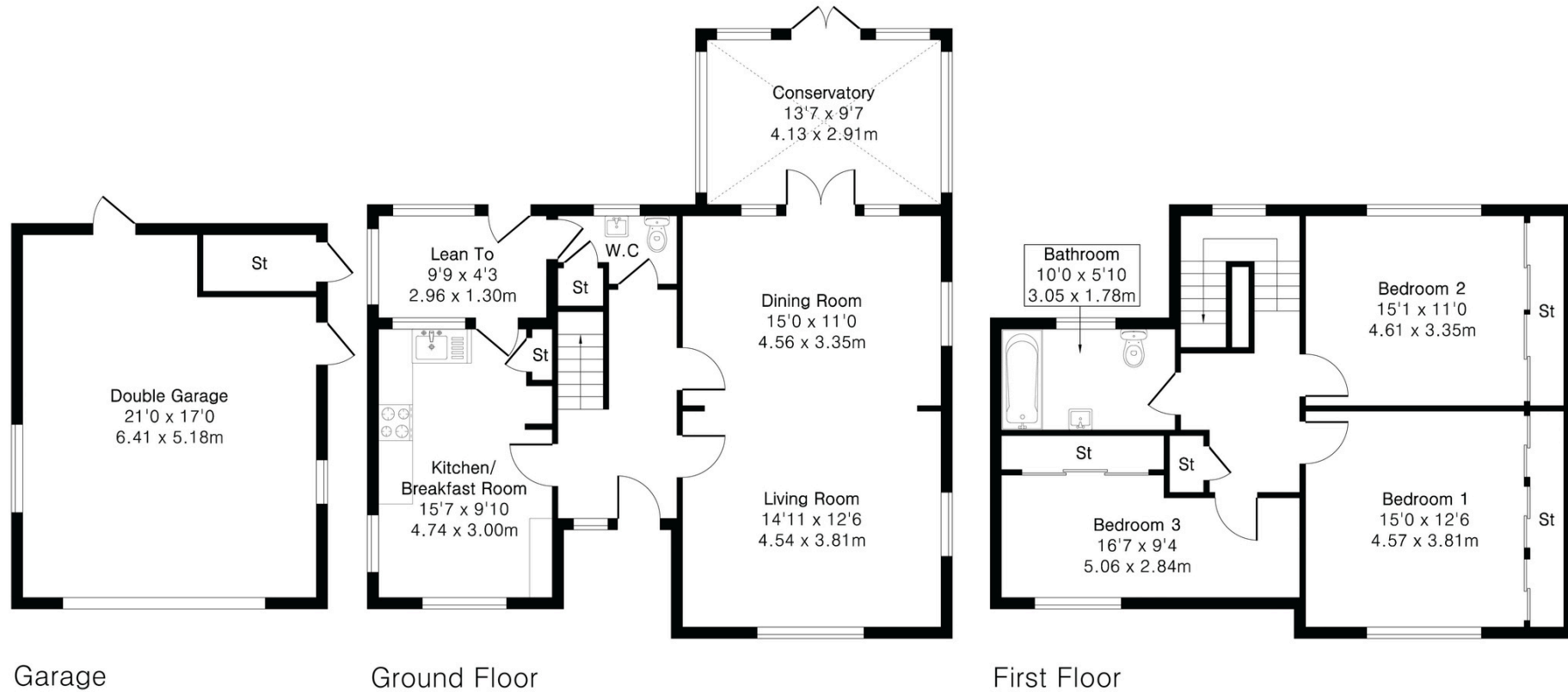


Approximate Gross Internal Area 1883 sq ft - 175 sq m

Ground Floor Area 849 sq ft – 79 sq m

First Floor Area 677 sq ft – 63 sq m

Garage Area 357 sq ft – 33 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.

ADDITIONAL INFORMATION:

Parking

The property has a gated gravel driveway with parking for multiple vehicles and a detached double garage.

Services:

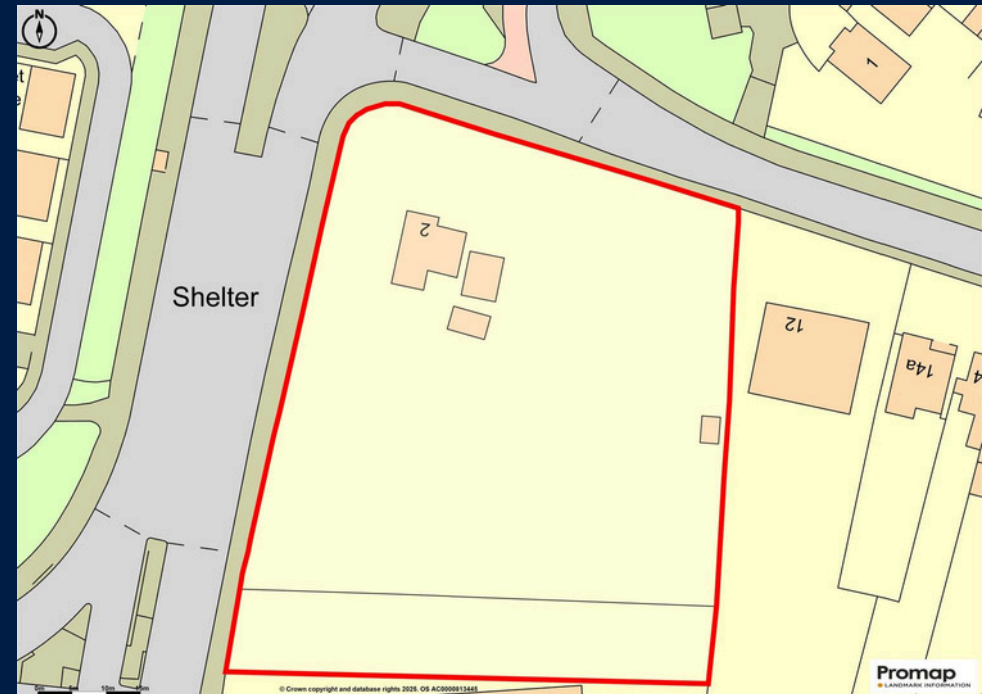
Gas - mains
Water - mains
Drainage - mains
Electricity - mains
Heating - Gas central heating

Broadband Connection:

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 visit the “Broadband and mobile coverage checker” page on the Ofcom website



AREA GUIDE SHINFIELD

Transport

Shinfield is a sought-after village offering the perfect blend of countryside charm and city convenience. Ideal for commuters, it provides easy access to the M4 and regular bus routes to Reading, with fast train connections to London from Reading Station.

Schools

Families benefit from excellent local schools, including Shinfield St Mary's CofE Junior School, and a range of independent and secondary options in nearby Reading. The nearby University of Reading also enhances the area's educational appeal.

Entertainment & Leisure

For leisure, residents enjoy local pubs, green spaces, and quick access to Reading's extensive entertainment—shopping centres, restaurants, cinemas, and The Hexagon Theatre. The nearby Thames Valley Science Park and University of Reading also add appeal for professionals and academics.



Fees and Expenses:

Bidders will be required to pay (by way of a solicitor's undertaking):

1. In all cases – £3,500 plus VAT for fees and also expenses of up to £50 plus VAT for the sellers' legal work up to exchange of contracts, payable whether the matter exchanges contracts or not.
2. In the case of a bid on a 'conditional on planning' basis – £4,000 plus VAT for property agents' fees, payable whether the matter exchanges contracts or not.
3. All reasonable and proper professional fees incurred by the sellers in connection with any statutory utility or planning agreement to be entered into at the request of the bidder to secure planning permission for the development of the Property.

Conditional Offer (subject to planning)

All conditional (subject to planning) offers must be made net of anticipated S106/CIL costs and other anticipated abnormal costs associated with the development of the site. Any anticipated abnormal costs should be clearly quantified in the offer letters.

If a conditional offer is accepted, a deposit of ten percent (10%) of the purchase price is payable upon contracts becoming unconditional, with the full balance of the purchase price payable immediately upon completion of the sale. Completion is to take place 10 working days after the date eight weeks after the grant of planning permission (assuming that it remains free of challenge).

All conditional offers should include at least:

1. Full details of the purchaser's proposed development scheme including the number, type and mix of units, together with an indicative layout plan.
2. The purchaser's S106 and CIL cost calculations.
3. The purchaser's proposed affordable housing provision if applicable.
4. The purchaser's proposed timetable and strategy for achieving planning permission.
5. The purchaser's proposal for a non-returnable and non-deductible deposit or premium to compensate the sellers for the freezing of their asset, and to compensate for asset holding costs.
6. Confirmation that the purchaser agrees to pay the stated fees and expenses above by way of a solicitor's undertaking

All offers should state whether they are submitted with or without board approval (if applicable) and whether they are dependent on bank or similar finance being available. Proof of available funds must be provided.

Conditional offers submitted without the supporting information and confirmation of the fees and expenses requested in 1–6 above will not be considered.

Unconditional Offer

If an unconditional offer is accepted, completion is to take place within four weeks of exchange of contracts with a 10% deposit being payable on exchange, and the full balance of the purchase price payable immediately upon completion of the sale.

All unconditional offers should include at least:

1. Evidence of funds available
2. Proposed exchange and completion date
3. Confirmation that the purchaser agrees to pay the stated fees and expenses above by way of a solicitor's undertaking.

Unconditional offers submitted without the supporting information and confirmation of the information in 1–3 above will not be considered

Method of Sale

The freehold interest is offered for sale on either a conditional or unconditional basis by way of informal, non-binding tender with the sellers reserving the right not to accept the highest or any offer. The sellers also reserve the right to withdraw the property from sale or to vary the method of sale at any time without notice.

Title has covenants upon it that permit 5 detached dwellings or 10 semi-detached dwellings on the property. The seller's solicitors can make title details available to interested bidders.

Written offers are invited by midday Thursday 26th June 2025.

All offers should be marked "2 Cutbush Lane – Offer to Purchase" and addressed to: Mr Paul Hayhow of Haslams Estate Agents, 159 Friar Street, Reading, Berks RG1 1HE

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Haslams Estate Agents Ltd
159 Friar Street, Reading, Berkshire RG1 1HE
0118 960 1000 | sales@haslams.net | haslams.net

