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Residential & Commercial Estate Agents
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents

The Old Bakery, Barkham Road, Wokingham RG41 2XP



A detached building tucked away behind the road frontage of Barkham Road and with planning permission for change of use to residential.

The planning application proposed: on the first floor, two bedrooms, bathroom and landing. On the ground floor, kitchen/dining room, hallway, cloakroom and reception room. Bicycle store and storage area, gardens.

No CIL, No Section 106 Payments.

**The main building: 896 sq ft (gia)
The single storey area: 225 sq ft (gia) plus open area 45 sq ft.**

FOR SALE BY ONLINE AUCTION – Date to be advised (unless sold beforehand)

The Solicitors: Thatcher and Hallam LLP, Island House, Midsomer Norton, Bath BA3 2HJ
Contact: Melanie Harrison Telephone 01761 409337
Email: mharrison@th-law.co.uk



Price Guide £200,000

The Old Bakery, 26b Barkham Road, Wokingham RG41 2XP

DESCRIPTION / LOCATION: Tucked behind the Victorian buildings fronting Barkham Road and approached on foot through an archway. Formerly known as The Old Bakery (reflecting its earlier use). Subsequently a gentleman's barbers and more recently a store for the commercial occupier at 24-26 Barkham Road. A mainly brick built Victorian building beneath a slate roof, over two floors. Adjoining is a single storey part block work, part corrugated asbestos roof providing two store rooms and a covered area.

The innovative planning permission anticipates conversion into a stylish two bedroom detached house including 9 sky lights within the roof to ensure good natural light. It is a condition of the planning permission one of the stores, albeit probably rebuilt, should be a cycle store. There is also an area of garden which is an attractive feature.

Services: Mains water, gas, electricity and drainage are available. See Legal Pack.

Rateable Value / Council Tax: This building is assessed as part of 24-26 Barkham Road and was assessed at Rateable Value £801.

EPC: The property is not habitable and therefore an EPC is not required.

Local Authority: The property is within the administration area of Wokingham Borough Council.

Planning: Planning permission for change of use of the storage/workshop to provide a two bedroom, two storey habitable dwelling to include nine roof lights and change to fenestration. Planning permission granted under reference 223196 dated 13 December 2022.

Tenure:

- i) Freehold with vacant possession upon completion of the purchase.
- ii) The Site Plan below is for indicative purposes. The access from Barkham Road will be a right of way.
- iii) The Transfer will refer to **a)** the extent of the land being sold, **b)** land if any over which others may have rights of way* and easements for services and **c)** rights reserved for the benefit of this property over other land.

*28 Barkham Road has a pedestrian right of way

Viewing: By appointment with the Owner's Sole Agents and Auctioneers,
Martin & Pole, Wokingham
Tel: 0118 978 0777 Email: wokingham@martinpole.co.uk

THE CONDITIONS OF SALE: are included in the Legal and Information Pack available from the Auctioneers prior to the Auction Sale and online at www.martinpole.co.uk. A copy of the Conditions of Sale will be attached to these Particulars to form part of the Contract.

* **Property Auctioneers are required by the ASA to explain to prospective buyers the definitions of Price Guide and Reserve. The Reserve is the minimum price set by the seller at which the auctioneer can sell the property. The reserve can be set and agreed at any point up to the start of the auction or indeed can be changed during the auction. The reserve can be lower than the guide price, the same as the guide price or up to 10% above the guide price. In accordance with ASA guidelines the guide price can be changed at any time up to and including the day of the auction sale. If the guide price is changed, we will endeavour to advertise the new guide price at the earliest opportunity. A list of final guide prices will be published in the auction room immediately prior to the sale. This may be the first opportunity to publish changes.**

IMPORTANT NOTICES

Identification of the Buyer

To accord with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002:

No later than the date of the auction when the Memorandum of Agreement of the sale and purchase is to be signed, we are required to see and keep copies of documentary evidence of the Buyer's identity and address. If you intend to bid, please contact us for further information of the documents required to be produced (full details of which are also given in the Information Pack available for intending Buyers) or if you prefer to register beforehand.

Buyer's Fee

A charge of £500 (plus VAT), payable only by the successful Buyer, will be due to the Auctioneers, Martin & Pole, upon signature of the Memorandum of Agreement of the sale and purchase. An appropriate VAT receipted invoice will be issued immediately after the day of the auction sale.

Signing the Memorandum, Payment of the Deposit and Buyer's Fee

The Buyer(s) will be required to sign Memorandum of Agreement attached to these Particulars, to pay the Deposit and Buyer's Fee immediately after the fall of the hammer. Payment of the deposit will only be accepted if made by cheque or bankers draft drawn on the account of the named Buyer and drawn on a UK clearing bank.

Property Details

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances, or fittings (if any) referred to in the details.

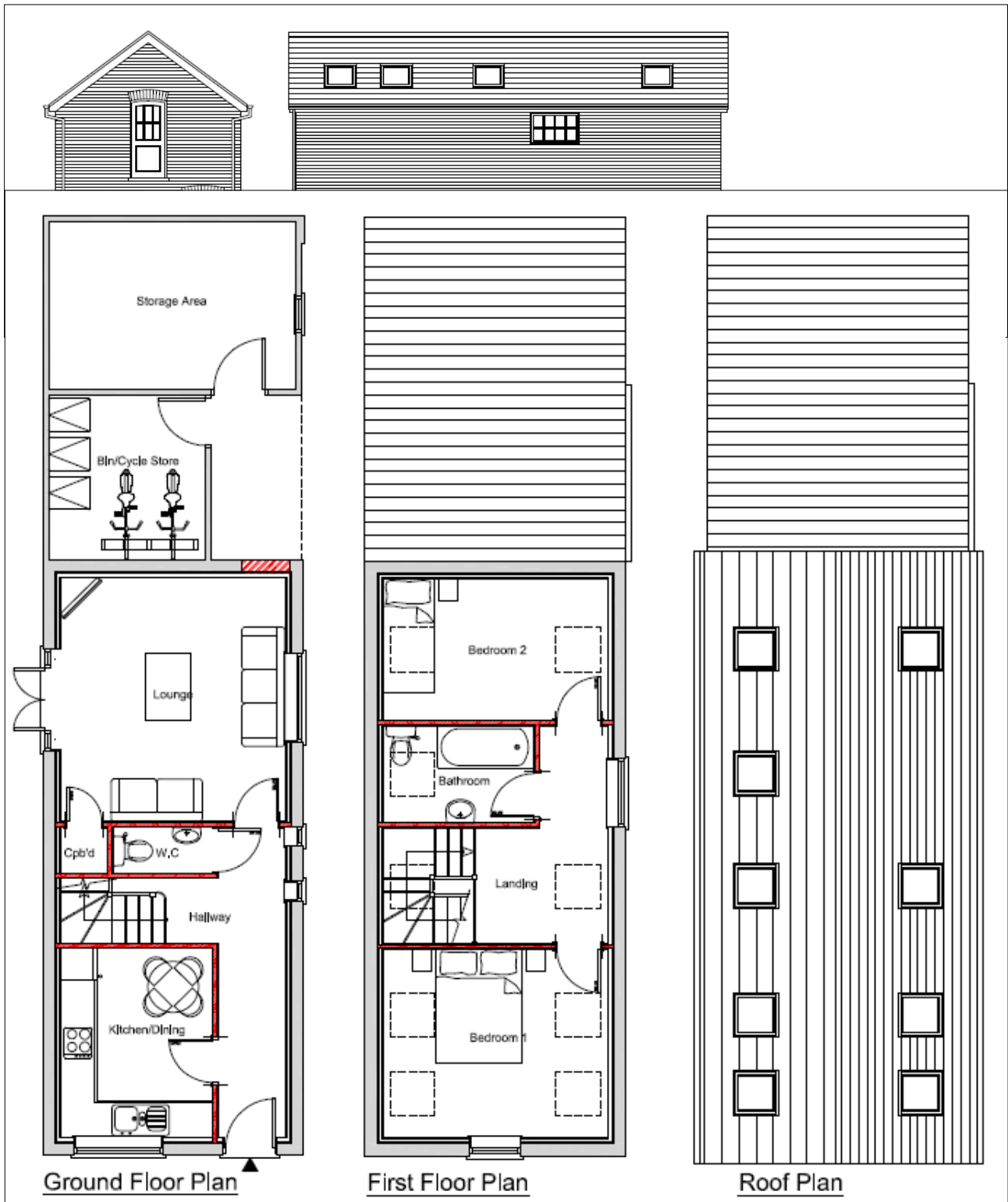
We recommend that each of the statements is verified and the condition of the property and of the services, appliances, and fittings (if any) is investigated by you or your advisers before you finalise your offer to purchase, bid for the property or enter into a contractual commitment.

Stipulations

The property is sold with all faults and defects whether of condition or otherwise and neither the Seller nor the Agents of the Seller are responsible for any faults or defects or for any statements contained in the Particulars of the property prepared by the Agents.

The Buyer hereby acknowledges that he has not entered into this Contract in reliance on any of the said statements and he has satisfied himself as to the correctness of each of the said statements by said Agents in relation to or in connection with the property.

Approved Plans



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Earley Reading RG6 7NZ
T: 0118 926 4422
e@martinpole.co.uk

www.martinpole.co.uk

MEMORANDUM OF AGREEMENT

Date of Agreement: day of2024

Buyer:

Address:

Postcode:

Buyer's Solicitor: Contact:.....

Address:

Postcode:

Purchase Price £

Deposit £

Balance £

The Seller will sell, and the Buyer will buy the Property described as in the foregoing Particulars and Conditions of Sale for the Purchase Price in accordance with and subject to the terms and conditions referred to in the Conditions of Sale.

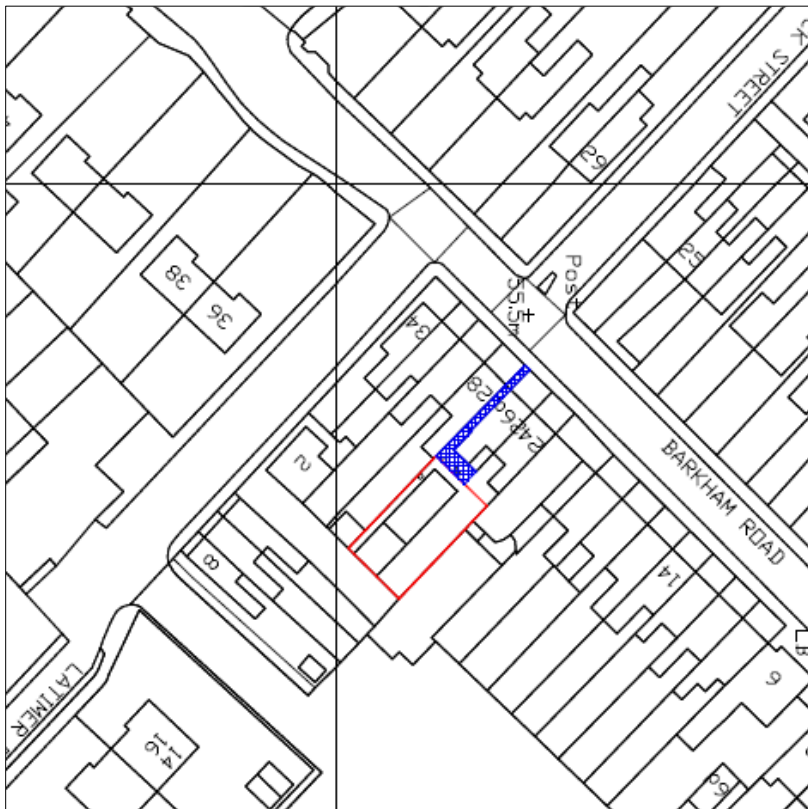
Martin & Pole acknowledge receipt of the Deposit in part payment of the Purchase Price. The Buyer agrees to pay the balance of the Purchase Price and to complete the purchase in accordance with the Conditions of Sale.

Signed by or on behalf of:

Buyer

Seller

DCA Fo 36890 Feb 2024



Site Plan
For identification purposes only

0118 978 0777