

354 Barkham Road, Wokingham



A site of about 1.2 acres with a detached bungalow close to the road frontage. Ideal for replacement and possibly an additional two houses to the rear and within the settlement boundary subject to planning (see planning appraisal by ET Planning.) Mainly cleared but with woodland to the rear.

Considerable return frontage to an unmade private track serving other houses (No registered rights of way)

There is no relevant planning history for this site. As can be seen on the plan above adjoining property and others have recently been developed with substantial detached houses within back gardens. It is anticipated, in a development appraisal, there may be an opportunity for a further 2 houses to appear as a natural extension to the recent new build. Part of the site is wooded and will provide a wildlife haven to enhance the setting.

FOR SALE BY ONLINE AUCTION in December 2023 (unless sold beforehand)

The Solicitors: Clifton Ingram, 22-24 Broad Street, Wokingham RG40 1BA
Contact: Jonathan Foulds Tel: 0118 912 0273
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354 Barkham Road, Wokingham RG41 4DE

DESCRIPTION / LOCATION: There is currently a small bungalow on the site comprising four rooms (2 bedrooms and 2 reception rooms or 3 bedrooms and 1 reception room) kitchen and bathroom. It is probably fair to say the current property is not habitable. The front part of the site has been cleared to the area of woodland at the rear. Development similar to the nearby new build would suggest a one for one replacement on the frontage with a new driveway serving two further houses at the rear. Beyond is the woodland, which is identified as being a priority habitat and is located within the countryside in planning terms. Any additional development on that land is considered very speculative and a longer-term project.

Wokingham railway station is just over one mile and the town centre a little further. Bus services pass along Barkham Road between Wokingham and The Royal Berkshire Hospital. Wokingham has an excellent reputation for secondary education with all five local schools being good or excellent.

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

A local firm of planning consultants, ET Planning of Crowthorne have produced a development appraisal which is included within the Legal/Planning Pack. ET Planning are happy for prospective purchasers to be provided with a copy of their planning appraisal but do not wish to engage in any further dialogue with a prospective purchaser, that would be considered a conflict of interest.

Services: All mains services are available.

Tenure: Freehold (possessory title) with vacant possession upon completion of the purchase.

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: will be 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.



Possible location of 2 new houses – see plan below

Adjoining new development beyond the settlement boundary of “354”

Wallis House
27 Broad Street
Wokingham
RG40 1AU
T: 0118 978 0777
w@martinpole.co.uk

The Auction House
Milton Road
Wokingham
RG40 1DB
T: 0118 979 0460
a@martinpole.co.uk

Fine & Country
Wallis House
27 Broad Street
Wokingham RG40 1AU
T: 0118 989 4499
wokingham@fineandcountry.com

Associated Office:
16 The Parade
Silverdale Road
Earley Reading RG6 7NZ
T: 0118 926 4422
e@martinpole.co.uk

www.martinpole.co.uk

MEMORANDUM OF AGREEMENT

Date of Agreement: day of2023

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 36908 October 2023

Illustrative layout for 3 houses



0118 978 0777