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Martin & Pole
inc. Watts & Son est. 1846

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

Chartered Surveyors & Estate Agents

Colemans Moor Road, Woodley



Planning permission to replace the existing property with 4 x 2 bedroom and 2 x 1 bedroom flats

Importantly, no affordable

Plot: frontage 42.5ft, depth 130.3 ft, almost one fifth of an acre

Planning permission granted on appeal. Decision date 23rd September 2019. The planning permission has been implemented and there is a Community Infrastructure Liability.

The 2 ground floor flats, as proposed, will each have their own area of garden with the area beyond communal garden for the other 4 flats. 6 parking spaces at the front of the building.

FOR SALE BY ONLINE AUCTION – late January 2024 (unless sold beforehand)

The Solicitors: Harrison Clark Rickerbys, Aquis House, 49-51 Blagrove Street, Reading RG1 1PL
Contact: Carla Sanders Tel: 0118 338 0822
Email: csanders@hclaw.com



Price Guide £550,000

105 Colemans Moor Road, Woodley RG5 4DA

DESCRIPTION / LOCATION: Woodley is a thriving mainly residential neighbourhood about 3 miles from Reading and 5 miles from Wokingham. There are also good employment opportunities and a vibrant, mainly pedestrianised shopping centre. Communications are excellent with regular bus services passing nearby into Reading Town Centre whilst there is a railway station at nearby Winnersh Triangle and the A329M about 1 mile, gives access to the M4, Junction 10. Dinton Pastures Country Park is within about 1 mile and offers some lovely walks around the various lakes and numerous activities including water sports and at least 2 cafes and a mini golf course. Also nearby is the museum of Berkshire Aviation.

Briefly, the accommodation of the 6 flats will be as follows:

Ground floor Flat 1: 64m² with balcony of 3m² and private garden 36m², 2 bedrooms, 2 bathrooms/shower rooms (1 en suite), entrance lobby, living room, kitchen area.

Ground floor Flat 2: 63m² with balcony of 3m² and private garden 35m², 2 bedrooms, 2 bathrooms/shower rooms (1 en suite), entrance lobby, living room, kitchen area.

First floor Flat 3: 65m² with balcony of 3m², 2 bedrooms, 2 bathrooms/shower rooms (1 en suite), entrance lobby, living room, kitchen area.

First floor Flat 4: 64m² with balcony of 3m², 2 bedrooms, 2 bathrooms/shower rooms (1 en suite), entrance lobby, living room, kitchen area.

Second floor Flat 5: 38m² with balcony of 3m², bedroom with en suite bathroom, entrance hall, living room, kitchen area.

Second floor Flat 6: 38m² with balcony of 3m², bedroom with en suite bathroom, entrance hall, living room, kitchen area.

NB: Although the planning permission has been implemented, the existing property has not been demolished. However owing to the ongoing liability for the Community Infrastructure Levy, it is anticipated the current planning permission is the only planning permission that could be implemented.

Planning: Planning permission was granted on appeal, reference APP/X0360/W/19/3224032. A copy of the Planning Pack including the appeal decision, elevation plans, floor plan and site plan is available on request. Some of this information is included within this brochure.

Importantly there are no Section 106 contributions and no affordable housing.

The planning permission has been implemented and therefore there is an ongoing liability for the Community Infrastructure Levy. More details included in the Planning Pack.

Services: All mains services area available.

EPC: E47

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.

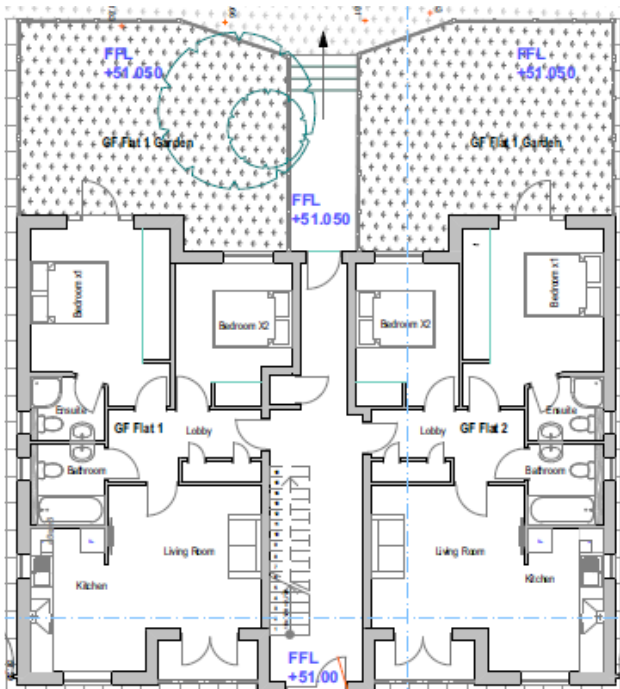
We recommend that each of the statements is verified and the condition of the property and of the services, appliances, and fittings (if any) is investigated by you or your advisers before you finalise your offer to purchase, bid for the property or enter into a contractual commitment.

Stipulations

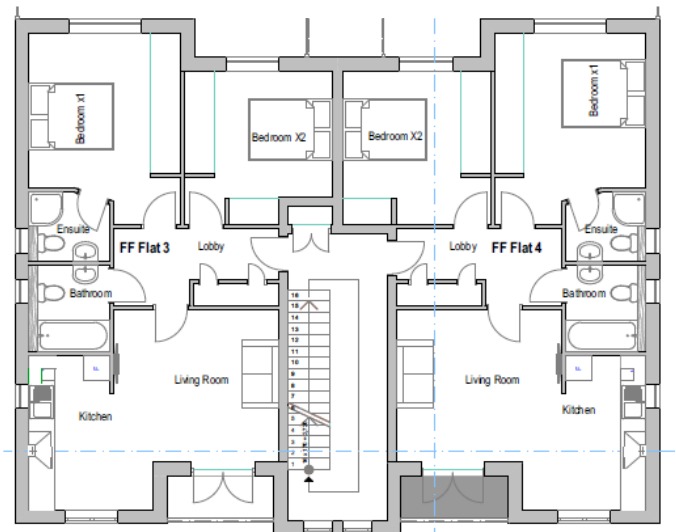
The property is sold with all faults and defects whether of condition or otherwise and neither the Seller nor the Agents of the Seller are responsible for any faults or defects or for any statements contained in the Particulars of the property prepared by the Agents.

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.

Ground floor



First floor



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.

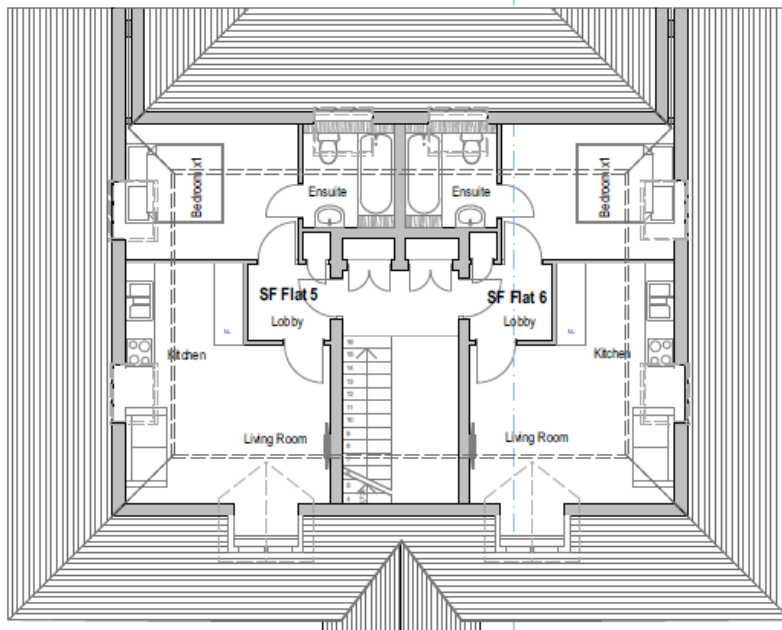
Signed by or on behalf of:

Buyer

Seller

DCA Fo 36909 November 2023

Second floor



0118 978 0777