

Rose Street, Wokingham



2 Cottages (Grade II listed) in need of renovation.

Not suitable for occupation in current state.

Each with 3 bedrooms over 2 floors, bathroom (one without fittings), 2 reception rooms, kitchen, and garden. "Joint" Conservatory. Rear pedestrian access to Rose Court/Rose Gardens.

For sale as one lot.

FOR SALE BY ON LINE AUCTION – DATE TBC (UNLESS SOLD BEFOREHAND)

The Solicitors: Clifton Ingram LLP, 22-24 Broad Street, Wokingham RG40 1BA
Telephone: 0118 9780099
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36 & 38 Rose Street, Wokingham RG40 1XU

DESCRIPTION/LOCATION: A pair of Grade II Listed cottages that have been in single ownership and occupation. They date from the 17th century with 20th century alterations. 36 Rose Street was “the family home” and is connected to 38 Rose Street via the conservatory at the back. We understand 38 Rose Street has not been occupied for many years.

This pair of cottages represents a superb opportunity to buy within the Town Centre then create “a home of your liking” from virtually a blank canvas.

36 Rose Street, Wokingham RG40 1XU

The accommodation comprises:

On the Second Floor:

Bedroom: 11'9 x 7' with window overlooking the rear garden

On the First Floor:

Front Bedroom: 14'8 x 12'2 2 wardrobes

Back Bedroom: 12'2 x 9'3

Bathroom: 9'8 x 8'2 dated three-piece suite

Landing;

On the Ground Floor:

Front Reception Room: 14'8 x 12'7 cupboard housing electric meters and fuses, fireplace with stone surround

Dining Room: 26'2 x 9'2 sliding patio doors to garden.

Kitchen: 11'2 x 10' with a range of dated Hygena style units

38 Rose Street, Wokingham RG40 1XU

The accommodation comprises:

On the Second Floor:

Bedroom: 10'5 x 8' overlooking rear garden

On the First Floor:

Front Bedroom: 12'7 x 12'3 max with wardrobe.

Back Bedroom: 11'3 x 7'7 max.

Bathroom: 13'2 x 6'5 no fittings

Landing;

On the Ground Floor:

Front Reception Room: 12'5 x 11'6 extending to 16' cupboard with electric meters, fireplace.

Dining Room: 11'1 x 10'3

Kitchen: 12'7 x 5'9

Conservatory: 15' x 12'9 with doors from the kitchen of 36 and 38 Rose Street and 2 doors to the rear garden

The Garden: The property is in 2 Land Registry Titles.
36 Rose Street – There is an area of garden adjoining the property with a pedestrian right of way at the rear into Rose Court.
38 Rose Street – A small area of garden immediately adjoining. There is a pathway to a further area of garden at the rear which in turn gives pedestrian access to Rose Court.

Services: Mains water, electricity and drainage are connected to each property. There is no evidence of gas but there will be a supply in the road.

Council Tax: **No 36 Band E** **No 38 Band E**

EPC Assessment: **No 36 None** **No 38 None**

Local Authority: Wokingham Borough Council

The cottages are listed Grade II and described as Pair of houses. Early C17 altered C20. Part timber framed rendered and painted, part brick, old tile gabled roof. U-plan, 2 gables at rear, with flat roof C20 extension between. 2 storeys. Flanking chimneys. 2 bays. C20 2-light casement windows with glazing bars and 2, C20 entrance doors in centre.

Tenure: Freehold with vacant possession upon completion of the purchase. * But see Legal Pack.

Each property has its own Land Registry Title. A small part of the garden of 38 Rose Street has been fenced by the owner of a neighbouring property in Rose Court. A plan showing the extent of the property being sold shows a variation from the LR Plan. It is being sold with the reduced garden area.

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. 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 endeavor 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 £750 (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.

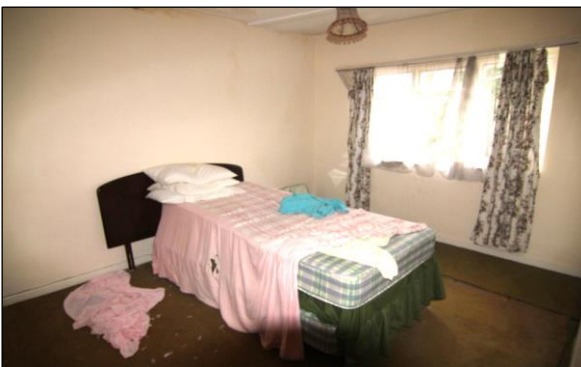
We recommend that each of the statements is verified and the condition of the property and of the services, appliances and fittings (if any) is investigated by you or your advisers before you finalise your offer to purchase, bid for the property or enter into a contractual commitment.

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 inspection or otherwise and that no warranty or representation has been made by the Seller or the said Agents in relation to or in connection with the property.

No 36



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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 36869 January 2024

No 38



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