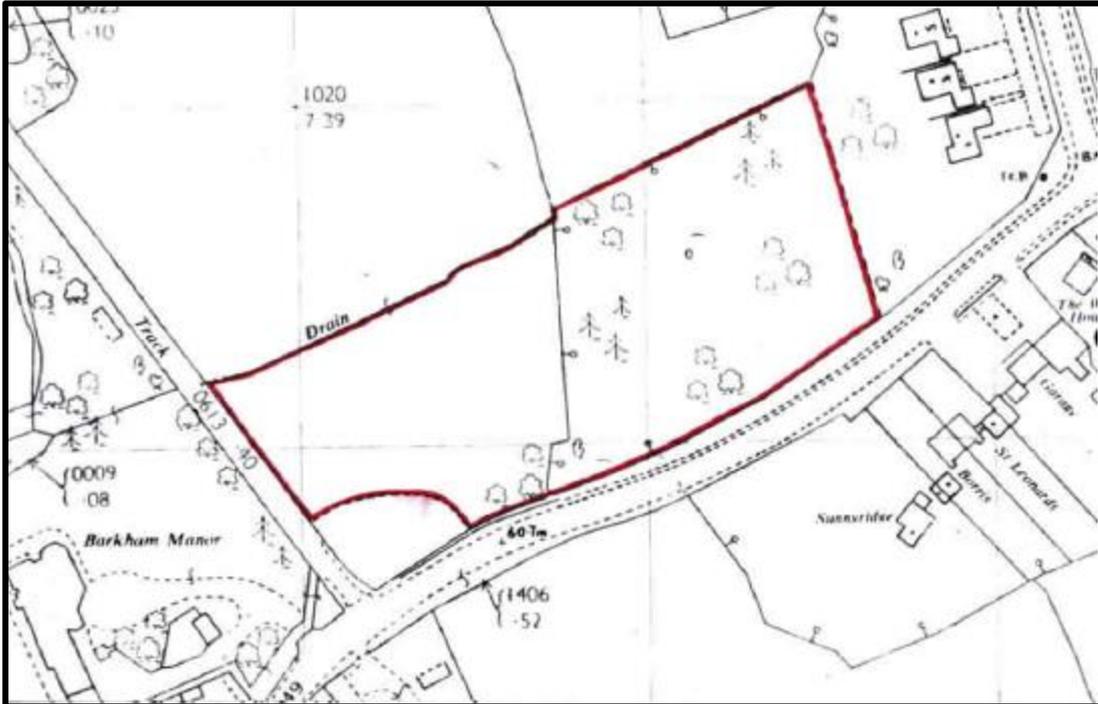


Land adjacent to Barkham Manor, Barkham Road, Wokingham, RG41 4DQ



A site of about 3.13 acres (1.268 hectares) with road frontage of about 440 ft. Vehicular and pedestrian access over the adjoining driveway to Barkham Manor and a field gate onto Barkham Road.

An interesting speculative opportunity.

Just over 2 miles west of Wokingham Town Centre with established houses on most nearby road frontages.

Also lovely stretches of countryside including The Coombes.

Recent refusal for residential development.

FOR SALE BY ONLINE PUBLIC AUCTION (unless sold beforehand).

The Solicitors: Clifton Ingram, 22-24 Broad Street, Wokingham RG40 1BA
Contact: Matthew Bell
Telephone: 0118 9523561
Email: matthewbell@cliftoningram.co.uk

Land adjacent to Barkham Manor, Barkham Road, Wokingham RG41 4DQ

DESCRIPTION / LOCATION: A rare opportunity to acquire a parcel of land about two miles to Wokingham Town Centre and within the administration area of Wokingham Borough Council.

The current owner submitted a planning application for 3 houses on part of the site. The application was refused by Wokingham Borough Council and the appeal dismissed. The property may offer some longer-term speculative interest.

SERVICES: Mains water, gas and electricity in Barkham Road. Not connected to the site.

PLANNING: The land is within the administration area of Wokingham Borough Council. A recent application for the development of part of the site with 3 houses was refused by WBC and the appeal dismissed. Application Number 240179. The site is subject to a TPO – details in the legal pack.

TENURE: Freehold with vacant possession.

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 £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 said Agents in relation to or in connection with the property.



Wallis House
27 Broad Street
Wokingham
RG40 1AU
T: 0118 978 0777
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The Auction House
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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 of2025

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 36959 March 2025

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