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Residential & Commercial Estate Agents
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Cosy Kennels, Scours Lane, Tilehurst, Reading



Fully equipped premises, suitable for cat/dog boarding, grooming, breeding, and rescue.

Numerous buildings, kennels and exercise areas and a two-bedroom bungalow for occupation in conjunction with the use of the land.

Within 1 minutes' walk of the river Thames towpath.

On the western outskirts of Reading with Scours Lane approached directly from the A329 Oxford Road.

Local shops nearby including a Waitrose store, regular bus services and Tilehurst mainline railway station.

About 0.0856 hectares (0.2116 acres) with an average width of 55.462m and an average depth of 16.954m

FOR SALE BY ONLINE PUBLIC AUCTION (unless sold beforehand)

The Solicitors: Dexter Montague LLP, 105 Oxford Road, Reading RG1 7UD
Contact: Bill Montague Telephone: 0118 939 3999 Email: billmontague@dextermontague.co.uk



Price Guide £389,000

Cosy Kennels, Scours Lane, Tilehurst, Reading RG30 6AX

DESCRIPTION / LOCATION:

Well established business premises most recently trading with the emphasis for dog breeding and some grooming and historically used for dog/cat boarding and rescue.

Approached through double vehicular and single pedestrian gate with good security including CCTV cameras leading to brick pavements with on-site parking for at least 4 vehicles.

Building One (7.22m x 7.18m) - To the right-hand side and immediately inside the site. Originally a cattery until 2001, then boarding kennels and more recently occupied as an office/puppy sales/dog training. With brickwork footings then timber clad beneath a corrugated, slightly pitched, tinned roof, solid floors electricity connected, 2 cupboards, some recessed lighting.

Pens, storage, exercise runs and Building 2 and Toilet. Double electric roller shutter doors lead to a tarmac area with exercise runs beyond. The first 2 runs measure 6.282m x 3.29m (on the left-hand side) and 4.866m x 2.264m (on the right-hand side). Two storage containers. Beyond and on the left-hand side, a building of brickwork beneath a flat bitumen roof including an L-shaped isolation pen (2.74m x 1m plus 1.78m x 1.04m) and toilet with light and power and hot water.

Building Three workshop with kitchen and grooming room, other puppy rooms and shed – L-shaped 4.19m x 4.32m. On left-hand side, light and power, Within the same building with independent access is a kitchen (4.13m x 1.85m) with heater, light, power and plumbing for washing machines and store (being the balance of the L-shaped described in the workshop above). A grooming room (3.93m x 2.3m) of brick/blockwork construction beneath a bitumen mainly flat roof including dog bath/shower. Puppy room/welcome room (8.9m x 3.87m) with 2 rooms each with outside run and central area. Light and power including heater and fans. Shed of breeze construction beneath a corrugated tin roof with power (3.58m x 1.69m).

Right-hand side of the site. Two buildings, exercise runs, kennels, shed and chalet. Kennels of brickwork construction beneath a tin corrugated roof (7.64m x 4.1m) comprising 3 kennels suitable for 9 dogs, diesel run heater, light and power, outside water tap, electric shutters. Adjoining shed (3.92m x 1.95m) with light and power. Second building - Kennels suitable for 8 dogs (8.45m x 4.97m) with heat lamps, light and power, water, electric shutters. 3 further exercise runs (7.38m x 4.27m). **Chalet – timber clad on brickwork (8.3m x 6.9m) with large central hallway and 4/5 rooms, 3 with windows including bathroom with shower cubicle, wash hand basin and toilet.**

The Bungalow – mainly timber clad comprising uPVC porch with hanging space. **Entrance hall, Shower room** with double size shower cubicle, wash hand basin, low level WC. **Kitchen/breakfast room** – well fitted with stainless steel sink unit, good range of floor units with worktops above, Range Master oven and 5 ring hob, fridge/freezer, washing machine and dishwasher, door to rear garden. **Lounge/dining room** (7.2m x 3.3m extending to 3.6m) double aspect. The 2 bedrooms are approached directly from the lounge comprising **bedroom 1** – front bedroom (4.5m x 3.55m) with 3 double and 1 single built in wardrobes and adjoining open shelved display. **Bedroom 2** at the rear (2.88m x 2.43m). There are radiators throughout and in all rooms.

Rear garden Fully fenced with a small, covered veranda, mainly lawn with well stocked borders, some patio and a garden shed.

SERVICES Mains electricity. Water from a bore hole. Drainage to a septic tank. Bottled gas serving the central heating and the gas cooker.

TENURE Freehold with vacant possession upon completion of the purchase. The buildings including dog kennels and pens/runs are all included in the sale price.

TOWN AND COUNTRY PLANNING The property is within the administration area of Reading Borough Council. We understand the planning permission for the bungalow restricted the occupation to ensure it was in association to the business run from the site.

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.



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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 36870 February 2023



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