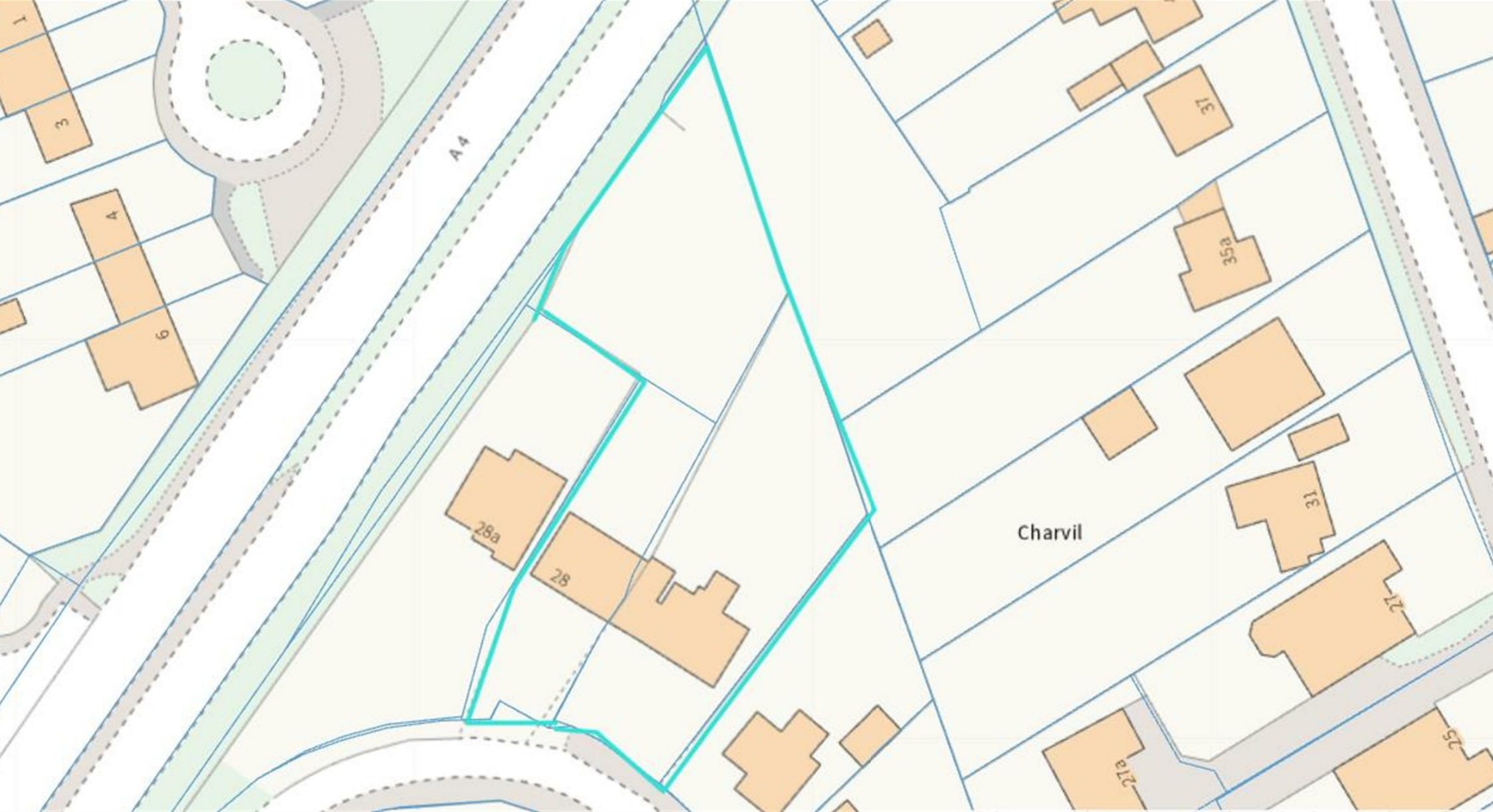




Strathmore Drive | Charvil | Reading | RG10 9QT

£1,500,000

Freehold

Waterford's
Residential Sales & Lettings

Strathmore Drive | Charvil
Reading | RG10 9QT
£1,500,000

A rare residential development opportunity in the heart of Charvil, offering two substantial detached family homes together with additional land to the rear, providing significant potential for further development subject to planning permission.

- Two substantial detached family homes included in the sale
- Potential for approximately 2–4 dwellings, subject to planning approval
- Excellent access to Twyford, Reading, and London transport links
- Immediate 'exchange of contracts' available
- Additional land to the rear offering development potential (STP)
- Located in highly sought-after village of Charvil
- Strong school catchment including Charvil Primary and The Piggott School
- Being sold via 'Secure Sale'





Full Description

FEASIBILITY ASSESSMENT FOR PLANNING AVAILABLE ON REQUEST. An exceptional opportunity to acquire two linked detached family homes, situated on a generous and well-positioned plot in one of Charvil's most desirable residential roads. The property is further enhanced by additional land to the rear, offering clear development potential subject to the necessary planning consents, with scope for approximately 2 to 4 dwellings (STP), depending on scheme design and approval.

Located in the highly sought-after village of Charvil, the site sits between Sonning and Twyford, approximately five miles east of Reading. The village is surrounded by attractive countryside and offers an excellent quality of life, with nearby riverside walks, a local nature reserve, and a strong selection of outdoor and recreational amenities.

Charvil benefits from a welcoming community atmosphere with local conveniences and traditional public houses, while nearby Twyford provides a wider range of shops, cafés, restaurants, and services. Twyford also offers excellent transport links, including a mainline railway station with fast services to Reading and London Paddington.

The area is particularly popular with families due to its strong educational provision, with the property falling within the catchment for Charvil Primary School and The Piggott School, a highly regarded secondary school with an excellent reputation.

This is a rare opportunity to acquire a substantial residential holding in a prestigious village location, combining immediate value from two existing detached homes with strong long-term development potential to the rear, subject to planning.

Strap Line

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £1,650,000. These properties will be legally prepared enabling any interested buyer to secure the properties immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

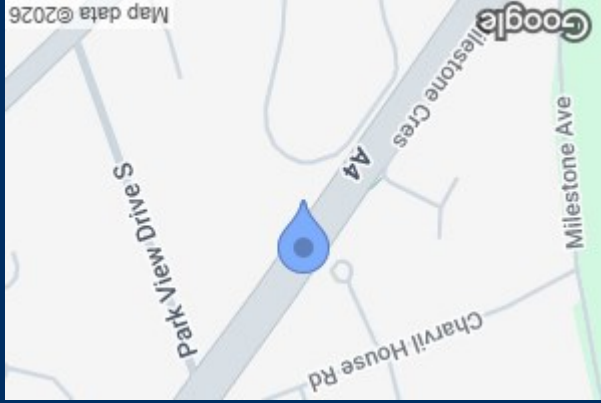
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

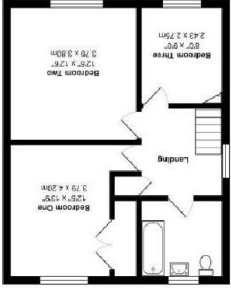
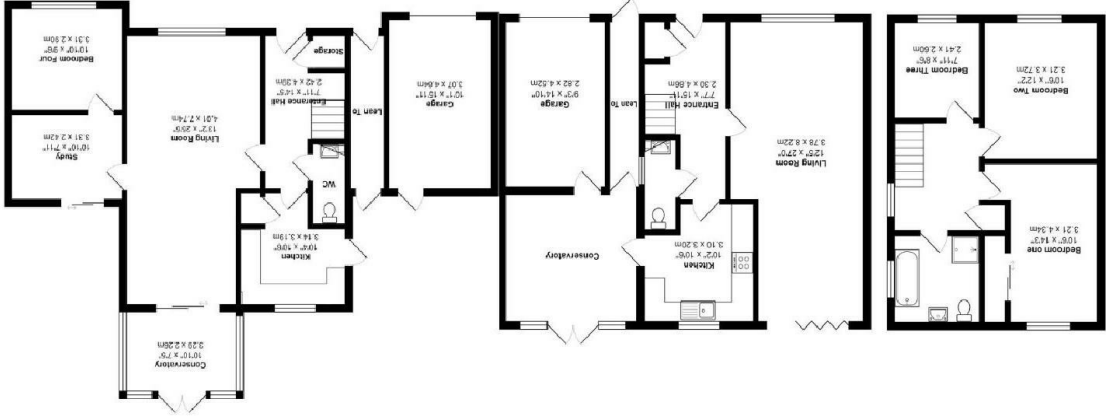
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs A (92 points) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	
59	
England & Wales	



35 Plough Road
 Yateley
 Hampshire
 GU46 7UW
 01252 870222
 yateley@waterfords.co.uk