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**Martin & Pole**  
inc. Watts & Son est. 1846

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

Chartered Surveyors & Estate Agents

## Land adj St Michaels Cottages, Old Wokingham Road, Wokingham



### **An interesting speculative purchase**

**Width about 53ft widening to 60ft on the rear boundary x 165ft deep**

**Adjoining St Michaels Cottages to one side, with Oakham Park, a development of 116 houses close to the rear boundary and opposite Bucklers Park, the recently developed TRL site.**

**FOR SALE BY ONLINE AUCTION ON TUESDAY 10<sup>th</sup> NOVEMBER 2026 (unless sold beforehand)**

**The Solicitors:** Star Legal, Evolution House, 53-59 Peach Street, Wokingham RG40 1XP  
Telephone: 0118 978 1017 Email: [charles.giles@star-legal.co.uk](mailto:charles.giles@star-legal.co.uk)

**Viewing:** By appointment with the Owner's Sole Agents and Auctioneers,  
**Martin & Pole, Wokingham Tel: 0118 978 0777**  
Email: [wokingham@martinpole.co.uk](mailto:wokingham@martinpole.co.uk)



**Price Guide £30,000**

## Land adjoining 6 St Michaels Cottages, Old Wokingham Road, Wokingham RG40 3DU

### DESCRIPTION/LOCATION:

A parcel of woodland subject to a blanket TPO on the outskirts of Crowthorne. The adjoining Oakham Park was the subject of the same blanket TPO but was granted planning permission in about 2016 for 116 new houses. There were some important trees on that site which were individually identified and protected. This is an interesting speculative purchase and maybe considered to have future potential.

The land has the benefit of rights of way over the driveways surrounding 1-6 St Michaels Cottages. This land was formerly in the same ownership and when the builder at the time sold 1-6 St Michaels Cottages, he retained rights of way for the benefit of this land. Those rights are clearly defined in a Transfer contained within the Legal Pack.

**Local Authority:** Wokingham Borough Council – the majority of the site is within their administration area. Bracknell Forest Council – the front part of the site is within their administration area. NB. The Local Authority Search relates solely to the land within the administration area of Wokingham Borough Council.

**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](http://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.**

### IMPORTANT NOTICES

**Identification of the Buyer:** To accord with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and the Proceeds of Crime Act 2002 as amended:

**For online auctions:** To register no less than 24 hours before the start of the auction on the AMS platform (accessed via our website) which requires proof of ID to accord with the above regulations. The registered bidder, if successful, is the Buyer. If it is intended there should be two or more parties or a company bidding, the regulations apply to all parties including company directors.

**For Public Auctions:** The same regulations apply, with registration no less than one hour before the start of the sale.

**Buyer's Fee:** A charge of £960 (inc VAT), payable only by the successful Buyer, will be due to the Auctioneers Martin & Pole. An appropriate VAT receipted invoice will be issued.

**Signing the Memorandum, Payment of the Deposit and Buyer's Fee:** The Auctioneer is authorised to sign the Memorandum/Contract on behalf of the Buyer. The successful bidder at an online auction is liable to pay the deposit and the Buyer's Fee of £960 inc vat at the conclusion of the sale or for a sale by public auction, on the fall of the hammer. The deposit and Buyer's Fee should be paid directly into the allocated Martin and Pole Client B account.

**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 they have satisfied themselves as to the correctness of each of the said statements by said Agents in relation to or in connection with the property.

### MEMORANDUM OF AGREEMENT

Property: .....

Date of Agreement: ..... day of .....2026

Buyer: .....

Address: .....

Buyer's Solicitor: ..... Contact:.....

Address: .....

**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** .....