

## 3 Cranford Park Drive, Yateley GU46 6JR



**Commanding frontage of 70ft x 80ft deep**

**Requires improvement, considerable potential to extend or redevelop**

**Originally designed with 3 bedrooms but now with 2 bedrooms**

**Useful outbuilding of workshop and store**

**Popular and convenient location**

**2/3 bedrooms, bathroom, lounge/dining room, kitchen, good off street parking**

An earlier planning consent (now expired) granted permission for 2 properties offering combined 8 bedrooms, 4 bathrooms/shower rooms, 4 reception rooms, 2 kitchens, 2 cloakrooms and 2 garages.

**Energy Performance Certificate – D59**

**Broadband - Ultrafast highest download 1000Mbps, Ultrafast highest upload 900Mbps**

**OFFERS INVITED PRIOR TO AUCTION**

**The Solicitors:** Neale Turk Rochfort Solicitors, 12 Kings Ride, Camberley GU15 4JG

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### 3 Cranford Park Drive, Yateley GU46 6JR

**DESCRIPTION/LOCATION:** A detached bungalow occupying a wide plot, generally the width of 2 houses. It is rare to find a property with so much potential! Previously planning permission was granted to redevelop the site but that has now lapsed. As an alternative to building 2 detached properties or maybe even a terrace of 3 houses, there is the opportunity to considerably extend at both ground floor and first floor level. The next door house at 1 Cranford Park Drive may give an indication as to the sort of extension that could be undertaken to this property.

Yateley is a popular setting with Cranford Park Drive approached from Hall Lane which in turn adjoins the A327 Reading Road. There are local shops and schools and just to the south Yateley Common and Blackbushe Airport. There are train services at nearby Blackwater or Sandhurst. The M3 (Junction 4) is just to the south with the M4 to the north on the southern outskirts of Reading

#### ACCOMMODATION:

**Bedroom 1:** 24' x 10' (formerly two bedrooms)  
**Bedroom 2:** 11' x 8'  
**Bathroom:** with panelled bath, wash hand basin, low level WC  
**Lounge/Dining Room:** L-shaped 20' x 17'10 max. The front door leads straight into this room and there is also a door from the dining area to the rear garden  
**Kitchen:** 12'6 x 7'9 with dated range of units including sink unit, work top with cupboards and drawers below and inset gas hob

**Lots of carparking!**

**Detached Workshop/Store:** 29' x 12' overall with 2 doors into the workshop and 1 for the storeroom

**The Gardens:** The gardens are perhaps the most important feature with a commanding frontage of 70 ft and an overall depth of 80ft thereby extending to 0.13 acres. Although in need of some attention, they have undoubtedly provided an important setting for the property and would support a significantly larger and more valuable house or even houses.

**PLANNING:** Planning permission to replace the property with 2 x 4 bedroom semi-detached houses was granted in 1989 but was not implemented. It is considered likely a similar or even more valuable consent would be available today. However a Buyer must make their own enquiries before committing to purchase. In other words the proposal was to replace a 3 bedroom bungalow with property offering combined 8 bedrooms, 4 bathrooms/shower rooms, 4 reception rooms, 2 kitchens, 2 cloakrooms and 2 garages.

**SERVICES:** Mains water, gas, electricity and drainage

**COUNCIL TAX:** Band E

**ENERGY PERFORMANCE:** D59

**BROADBAND SPEED:** Ultrafast highest download 1000Mbps, Ultrafast highest upload 900Mbps

**LOCAL AUTHORITY:** Hart District Council

**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)



**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. 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, 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 £900 (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

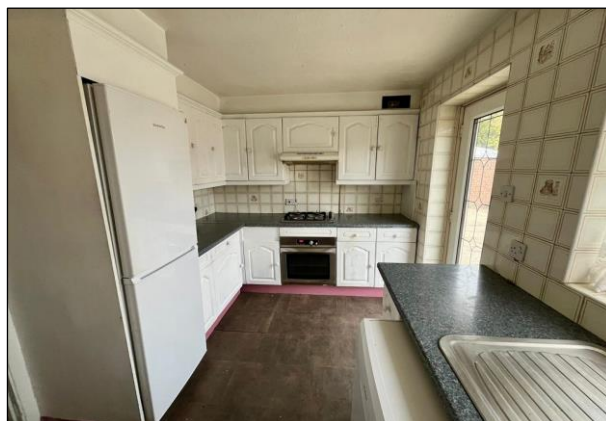
The Auctioneer is authorised to sign the Memorandum/Contract on behalf of the Buyer. The successful bidder at an online auction is liable to pay the deposit and the Buyer's Fee of £900 inc vat at the conclusion of the sale or for a sale by public auction, on the fall of the hammer. The deposit and Buyer's 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.



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## MEMORANDUM OF AGREEMENT

Propety: .....

Date of Agreement: ..... day of .....2025

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 36981/October 2025



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