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Residential & Commercial Estate Agents • Lettings Agents
Auctioneers • Planners • Management • Surveyors & Valuers

ESTATE AGENTS

Cutbush Lane East, Shinfield

Proposed Front Elevation



A single building plot in a cul de sac.

Detailed planning permission for a detached house with 4 Bedrooms, 4 Bathrooms/Shower Rooms (3 en suite), Landing, Entrance Hall, Cloakroom, Principal Reception Room, Dining Room, Study, Kitchen/Breakfast Room and Utility Room.

Frontage about 17m x 60m average depth (about 0.102 hectares).

Well positioned on the southern outskirts of Reading, convenient for the University of Reading, Reading Town Centre, M4 access (Junction 11).

NB. Please note we are selling the part of the property with the benefit of planning permission and not the whole site.

FOR SALE BY PUBLIC AUCTION (unless previously sold)

Date, Time and Venue to be finalised

The Solicitors: Clifton Ingram LLP, 22-24 Broad Street, Wokingham RG40 1BA
Telephone: 0118 978 0099 Email: iangraham@cliftoningram.co.uk

FOR SALE BY PUBLIC AUCTION

Price Guide £375,000*

Single building Plot at Cutbush, Cutbush Lane East, Shinfield, Reading RG2 9AL*

DESCRIPTION/LOCATION: A single building plot with planning permission for a good sized and well proportioned family house, the accommodation of which is detailed below. Shinfield is at the heart of the thriving Thames Valley, close to the new Science Park of the University of Reading and well placed for access to the M4 (Junction 11) and to the south the M3 at Hook or Basingstoke.

Cutbush Lane East is a short cul de sac. The recently constructed Phase 1 of the Science Park referred to above, coincided with the building of the new eastern relief road for Shinfield. The building plot is in the cul de sac section of the long established road of Cutbush Lane.

This is an area of generally individual property and so good price comparisons are not always readily available. However a nearby small residential estate includes the road Firethorn and sales on Firethorn over the last 12 months or so include property within the range of £850,000 - £900,000. Accordingly we believe an individual house in a generous plot and non-estate location, would be expected to achieve a higher price. Buyers to make their own enquiries and of course the value will be affected by the specification and quality of construction.

*Land does not attract a post code. The post code given is for a neighbouring property, Cutbush Barn.

Proposed Accommodation – 2170 square feet approx plus the garage

First floor

Bedroom 1 18'6" x 15'6" including en suite bathroom/shower room
Bedroom 2 19'6" x 15'6" including en suite bathroom/shower room.
Bedroom 3 15'6" x 10'6" including en suite bathroom/shower room.
Bedroom 4 15'6" x 8'6"
Bathroom 4
Landing with window

Ground floor

Reception Hall 14'6" x 7'6"
Cloakroom
Principal Reception Room 14'6" x 11'
Dining room 11'6" x 10'6"
Study 6 plus door recess x 5'6"
Kitchen/Family Room 25'6" x 15'6"
Utility Room 14'6" x 6'6"

Outside

Detached 2 Car Garage

Gardens: The plot is currently overgrown. It has a commanding frontage and a good depth. It will be capable of supporting a really fine house. There are stakes marking the left hand boundary. The buyer will be required to fence.

Council Tax: Not assessed

EPC Assessment: Not applicable to building plots

Services: We understand mains, water, gas, electricity and drainage are available. but this will be confirmed or otherwise in answers to precontract enquiries. Please consider these before purchasing the property and do not rely on this preliminary statement. There are no services connected to the site.

Local Authority: Wokingham Borough Council, Shute End, Wokingham RG40 1BN.

Planning: Planning permission granted by Wokingham Borough Council. ref 192421 dated 18th October 2019.

Tenure: Freehold with vacant possession upon completion of the purchase.

Directions: At the roundabout of the Junction of the A327 and B3270 head south sign posted Aldershot and Arborfield. Pass over the M4 motorway and take the left hand exit onto the Eastern Relief Road. Cutbush Lane East will then be found on the left hand side and the building plot some way along on the right hand side (virtually opposite Cutbush Barn.)

Viewing: Prospective purchasers may inspect the site without the need for an appointment. We will however be happy to meet prospective purchasers onsite by appointment if required. For further information please contact Sarah Watson 0118 978 0777 or w@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. 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 endeavor 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.

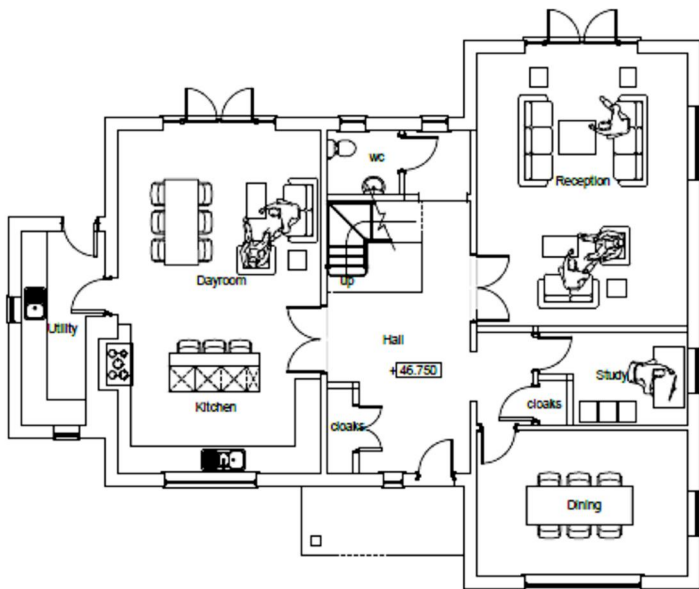
We recommend that each of the statements is verified and the condition of the property and of the services, appliances and fittings (if any) is investigated by you or your advisers before you finalise your offer to purchase, bid for the property or enter into a contractual commitment.

Stipulations

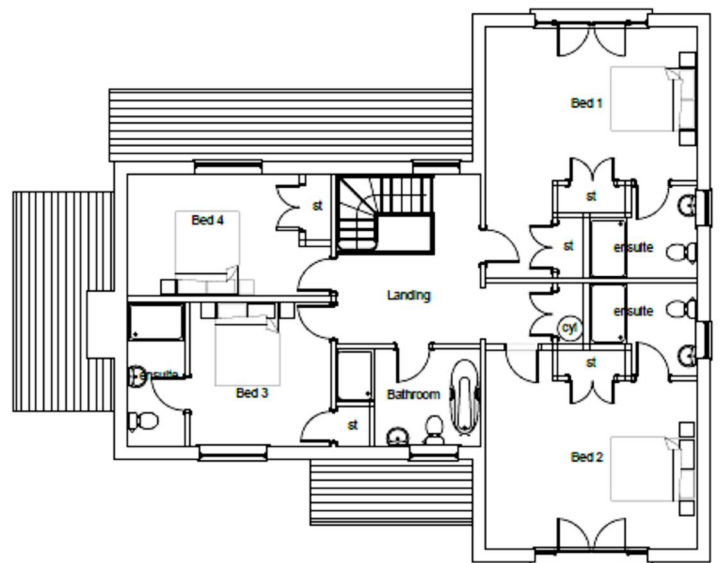
The property is sold with all faults and defects whether of condition or otherwise and neither the Seller nor the Agents of the Seller are responsible for any faults or defects or for any statements contained in the Particulars of the property prepared by the Agents.

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 inspection or otherwise and that no warranty or representation has been made by the Seller or the said Agents in relation to or in connection with the property.

Proposed Floor Plan



First Floor



Ground Floor

