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Martin & Pole
Established 1846

ESTATE AGENTS

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

Glendale Works, 25 Sandhurst Road, Crowthorne

second edition



A site of about 0.26 of an acre with four “commercial” buildings

Building One – 1500 sq ft - mainly two storey (pictured above)

Building Two – 780 sq ft

Building Three – 215 sq ft

Building Four - 140 sq ft

Most recently occupied as engineering works with associated storage including open storage and offices.* - see planning

Suitable for other uses and possibly redevelopment, subject to planning.

Close to the centre of Crowthorne

Well placed within the Reading – Bracknell – Camberley triangle

Set well back from the road – convenient for M3 (J4) at Camberley

Not suitable for residential – as within 400m of a SPA (note added 12/03/2020)

The proposed viewing times are as follows:

Wednesday 11 March 2020 at 14.30

Thursday 19 March 2020 at 16.00

Friday 6 March 2020 at 11.00

Monday 16 March 2020 at 10.30

Tuesday 24 March 2020 at 09.00

For further information please contact Sarah Watson – 0118 978 0777 or w@martinpole.co.uk

FOR SALE BY INFORMAL TENDER

Price Guide £500,000*

Glendale Works, 25 Sandhurst Road, Crowthorne RG45 7HR

DESCRIPTION/LOCATION: The property has a long-established commercial history. With direct frontage to Sandhurst Road and approached over a 150 ft approx private driveway, it is a rectangular in shape plot with four buildings. To the left-hand side of the driveway and towards the rear there is two storey building, with the ground floor occupied until very recently as engineering works with associated offices and storage on the first floor. Immediately opposite on the other side of the driveway is a detached brick and tile building, suitable for use as light engineering, warehouse or offices. Just beyond this building is a prefabricated garage. The fourth building on the site is detached, of blockwork construction beneath a tiled roof and could be used for various business uses.

Alternatively, the site might be considered suitable for redevelopment.

Glendale Works is a little more than 150 yards from Crowthorne High Street which offers a good range of shops, including some niche shops and others represented in many High Streets throughout the country.

Just to the south is the M3 (J4) on the outskirts of Camberley/Frimley. Just a short journey to the east and it links with the M25 - so Glendale Works is well placed for access to motorways and also Heathrow and Gatwick airports.

This really is an exceptional location for a business.

Building One – Two storey, L- shaped about 36' x 14'6 plus 14'5 x 11'9, with single storey rear extension 9'6 x 8'7 Used for engineering, offices and storage. Kitchenette and toilets. The two floors each have their own independent access – there is no internal staircase.

Building Two – Brickwork/slate roof suitable for offices/light engineering/storage, with roller door and two pedestrian entrances. 38' x 20' plus lobby

Building Three – breeze block/corrugated roof. Suitable for a range of commercial uses. 23' x 9'4

Building Four – pre-fab garage 18' x 7'9.

Gross Internal Areas - about 2,650 sq ft.

Outside

The Site: Enjoys direct frontage to Sandhurst Road with a driveway leading to the main part of the site which measures approx 91ft average x 110ft.

The site has about 20% coverage - the remainder for storage/parking/circulation/garden land. And of course, the opportunity for additional buildings subject to planning. **Site area - 0.26 acres.**

VAT: Please see the Information Sheet in the legal pack.

Rateable Value: Recorded as £11,250 between 01/04/10 – 04/04/17.

EPC Assessment: Two Storey Building - G200 Workshop On Right - F148 Games Room - G223

Services: We understand mains, water, gas, electricity and drainage are on site.

Local Authority: Bracknell Forest Council, Times Square, Market Street, Bracknell RG12 1JD. 01344 352 000

Planning: The only recent planning application was in 2016 for a scheme of 6 flats and 6 townhouses.

The application was refused. Ref16/00756/OUT. Dated 01/11/2016.

*The owner has stated and we quote from an email from him dated 27/04/20

"The property has no commercial status.

1. Glendale wks is a 1 bedroom flat with a home office and a ground floor hobby work shop.

2. The old Forge building is a Garage. 3. The remaining buildings are sheds."

The seller and their agent do not agree with this statement.

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

Directions: Leave Crowthorne High Street towards Sandhurst. Pass over the roundabout at the junction with Waterloo Road and the property will be found after a short distance on the left-hand side between Lower Broadmoor Road and Pinehill Road.

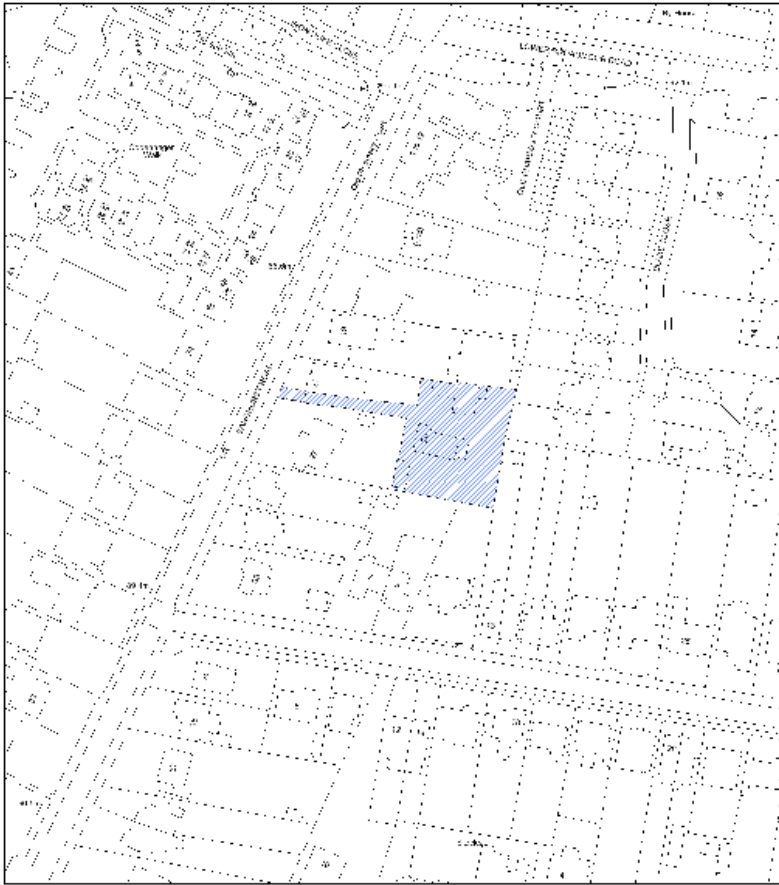
Viewing: We have allocated five alternative appointments to show interested parties around. The times are as follows:


Friday 6 March 2020 at 11:00	Wednesday 11 March 2020 at 14:30
Monday 16 March 2020 at 10:30	Thursday 19 March 2020 at 16:00
Tuesday 24 March 2020 at 09:00	

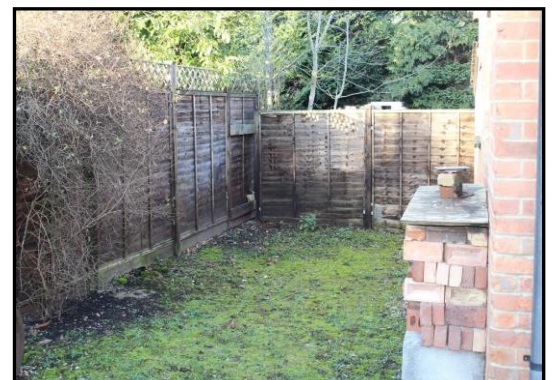
Please telephone us to confirm your plan to attend so that we can advise you should an appointment need to be re-scheduled. Do not turn up on the day of an appointment without confirming it with us.

For further information please contact Sarah Watson 0118 978 0777 or w@martinpole.co.uk

Site Plan



Search Reference: 19_01086	Bracknell Forest Borough Council Land Charges Place, Planning & Regeneration Time Square Market Street Bracknell Berkshire RG12 1JD	 Bracknell Forest Council
Property Address: Land Rear Of 27 Sandhurst Road Crowthorne Bracknell Forest		
Date: 26-Feb-2020	Scale: 1: 1250	
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The Seller is currently inviting offers by informal tender. It is anticipated, assuming an acceptable offer, the successful party will be asked to sign the memorandum below.

MEMORANDUM OF AGREEMENT

Date of Agreement: _____ day of _____ 2020

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 36766 May 2020

The Conditions of Sale: are included in the Legal and Information Pack now available online at www.martinpole.co.uk. The Conditions of Sale, also in the legal pack, 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.