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Martin & Pole
Established 1846

ESTATE AGENTS

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

Land at Dunt Lane, Hurst



A site of about 2.5 acres with mobile home & range of outbuildings including looseboxes. Paddock and private woodland

**On the outskirts of the desirable village of Hurst
Set well back from the road and nestling amongst woodland**

**Hurst is well located for the commuter with exceptional road and rail links.
Also good schools in both the state and private system.**

A unique opportunity to acquire a smallholding with long established residential occupation suitable for country lovers and those appreciating fauna and flora

**FOR SALE BY PUBLIC AUCTION (unless previously sold)
Date, Time and Venue to be finalised**

The Solicitors: Star Legal Services, Evolution House, 53-59 Peach Street, Wokingham RG40 1XP
Telephone: 0118 978 1017 Email: Charles.giles@star-legal.co.uk

FOR SALE BY PUBLIC AUCTION

Price Guide £500,000*

Land at Dunt Lane, Hurst RG10 0TA

DESCRIPTION/LOCATION: The entrance drive is private and included in the sale. Others benefit from a right of way – full details in the legal pack. It runs between two established properties and then leads to this property at the rear. The site includes an area of formal garden, also occupied by the mobile home and to one side there are loose boxes/stables, a garden room/log cabin and an area of hard standing. Beyond is a private area of woodland.

Below is a series of photographs including the road frontage, the formal area around the mobile home and photographs of the wood land.

Dunt Lane is an area featuring low density development and generally some fine individual properties. The existing mobile home will remain but it is likely a new owner will replace it with one rather more substantial – this may be subject to planning.

The accommodation of the existing mobile home includes 2 bedrooms, bathroom, lounge, dining area and kitchen.

Summer house/log cabin.

Range of looseboxes.

Council Tax: Band A

EPC Assessment: Not applicable

Services: Mains water and electricity. Drainage to a private system.

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

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

Directions: From the traffic lights at Winnersh, take Robin Hood Lane towards Hurst. After just over 1 mile and virtually opposite the Jolly Farmer public house, turn right into Dunt Lane. The property will then be found after about 0.7 miles on the left hand side.

Viewing: Only by prior appointment with the Owner's Sole Agents and Auctioneers, Martin & Pole. For further information and an appointment to view, 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.

Conditions of Sale

(To follow)



7 Broad Street
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w@martinpole.co.uk

The Auction House:
Milton Road Wokingham
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T: 0118 979 0460 F: 0118 977 6166
a@martinpole.co.uk

Associated Office:
16 The Parade Silverdale Road
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T: 0118 926 4422 F: 0118 926 3334
e@martinpole.co.uk

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MEMORANDUM OF AGREEMENT

Date of Agreement: day of2020

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 36768 June 2020



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