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Martin & Pole
Established 1846

ESTATE AGENTS

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

Kelsta Li, Brookers Hill, Shinfield



In a road of individual properties well placed for M4 (junction 11) and Reading town centre

A Builder's Yard with established use makes up much of the back garden

Commanding 80' frontage – about half an acre

Four bedrooms, two bathroom/shower rooms (one en suite), entrance hall, living room, dining area, kitchen, rear lobby, gas fired central heating (radiators) throughout, detached large double garage, plot 80' x 200'

FOR SALE BY PUBLIC AUCTION (unless previously sold)

Date TBC

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



For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or wokingham@martinpole.co.uk

FOR SALE BY PUBLIC AUCTION

Price Guide: £725,000

Kelsta Li, Brookers Hill, Shinfield, Reading. RG2 9BX.

DESCRIPTION/LOCATION: The established commercial use is an outstanding feature of this property as it will enable a buyer to either benefit from that use or possibly enhance the residential site coverage for giving up the nonconforming use. There are houses on either side so the opportunity to extend and provide a large two storey residential property is favourable.

The property enjoys a commanding frontage with an "in and out" driveway with an extensive area of pavements and also formal gardens. The driveway passes beside the bungalow and leads to an area of formal garden at the rear and the large double garage and builder's yard.

In a road of individual houses and well placed for the centre of Shinfield but perhaps more importantly the M4 access (junction 11) and Reading town centre. Reading station offers services on the west of England to London Paddington line and also the Waterloo line and with direct services to Gatwick Airport. Shortly it is planned the Cross Rail will provide services from Reading to the east side of London and link to Heathrow.

The accommodation comprises:

Master Suite:

Bedroom: 13'11 x 11'11 rear aspect.

En Suite Shower Room:

Bedroom 2: 14' x 11'11 front aspect.

Bedroom 3: 9'11 x 9'11 front aspect.

Bedroom 4: 9'11 x 9'6 front aspect.

Bathroom:

Inner Hallway:

Entrance Hall:

Living Room: 22' x 14'11 front aspect.

Kitchen: 13'11 x 9'7 opening onto:

Dining Area: 13'11 x 11'9

Rear Lobby:

Utility Room:

Outside:

Detached Garage: with light and power.

The Gardens: Kelsta Li is approached over an extensive brick pavement parking area with steps leading up to the front entrance. To one side is an area of lawn interspersed with a variety of mature trees and shrubs and to the other attractive shrub beds. A driveway to the side of the property leads to the rear gardens, which have a patio extending along the full width of the rear elevation retained by a low brick wall to a lawned area with borders containing mature shrubs and trees. Beyond the garden there is access through double wrought iron gates from the driveway leads to an extensive area of hard standing and builder's yard.

ENERGY EFFICIENCY RATING – C70.

Council Tax Band: G.

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

Planning: The Owners have occupied part of the site as a Builder's Yard for very many years and will provide a statement of truth/statutory declaration to enable a new owner to continue this use or perhaps use it to improve the residential planning of the site.

Viewing: Strictly by appointment with the Owner's Sole Agents and Auctioneers, Martin & Pole. For further information and an appointment to view, please contact Sarah Watson on 0118 978 0777 or 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. 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.

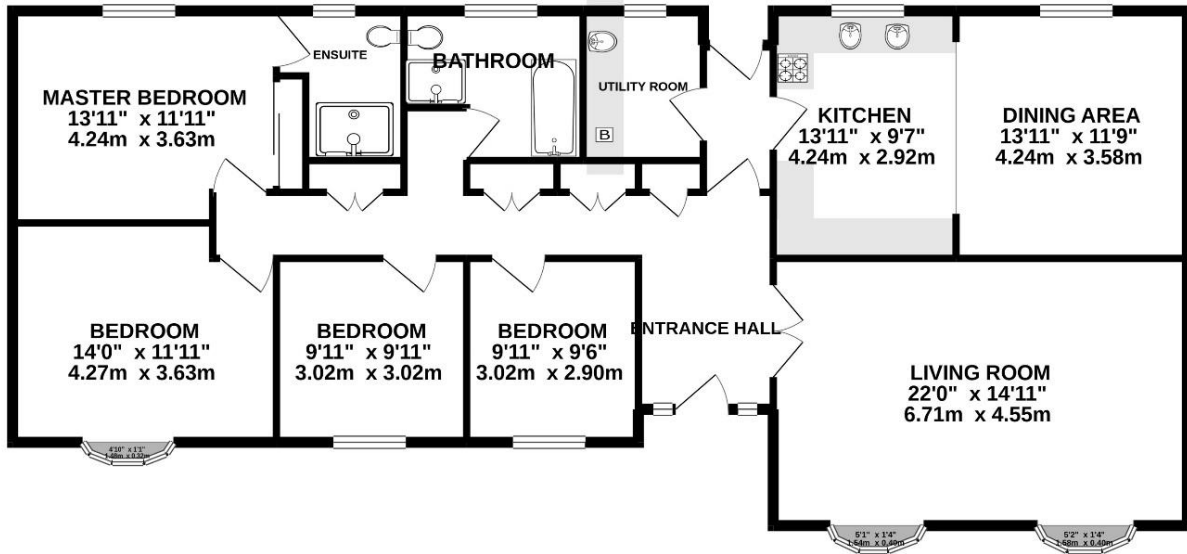
We recommend that each of the statements is verified and the condition of the property and of the services, appliances and fittings (if any) is investigated by you or your advisers before you finalise your offer to purchase, bid for the property or enter into a contractual commitment.

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.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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: 36803 October 2020



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