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Martin & Pole
Established 1846

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

ESTATE AGENTS

Land in Gipsy Lane, Tilehurst, Reading



An interesting speculative opportunity. A site with direct frontage to Gipsy Lane.
Formed from the rear gardens of Rodway Close.

To be sold without planning permission but with an Overage Provision of £80,000.

Possibly suitable for development with 3x three storey houses.

FOR SALE BY PUBLIC AUCTION (unless previously sold)

Online auction on Tuesday 15th February 2022 10.00 – 14.00

Viewing on Saturday 29th January 2022 – please phone to book appointment

The Solicitors: Bana Vaid & Associates

5 Marlborough Parade, Uxbridge Road, Hillingdon, Uxbridge UB10 0LR

Email: rakhi@banavaid.com

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FOR SALE BY PUBLIC AUCTION

Price Guide £100,000*

Land in Gipsy Lane, Tilehurst, Reading RG30 6BD

DESCRIPTION/LOCATION: There are currently a number of outbuildings on the site and we include some photographs showing the site coverage earlier in the year. The site enjoys a sheltered position behind a belt of trees in Tilehurst. It has been the subject of planning applications to the local authority. We recommend interested parties research the planning history (applications registered under "Land to the rear of 246 – 250 Rodway Road.") We judge the appropriate surveys had not been completed before the planning applications were submitted.

Local Authority: Reading Borough Council

Tenure: Freehold. The overage provision will require a payment of £80,000 upon the grant of planning permission.

Viewing: By prior appointment only 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.



Site Layout at Second Floor



Site Layout at Garden Level



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MEMORANDUM OF AGREEMENT

Date of Agreement: day of2021

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 36769 October 2020



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