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

**Martin & Pole**  
Established 1846

ESTATE AGENTS

## Land forming part of Bob's Copse to the rear of Fairacres, Chestnut Avenue, Wokingham



A site of about 1.35 acres of woodland.

Adjoining Simons Lane – at this point an unmade road used as a public path.

Also extensive frontage to a footpath.

In a generally undeveloped area although adjoining Simons Park – approached from Simons Lane.

**FOR SALE BY PUBLIC AUCTION (unless previously sold)**

**Sealed bid date Tuesday 16<sup>th</sup> March 2021, telephone for more details 0118 978 0777**

**Viewing:** The site is not safe for viewing and therefore we will not be undertaking accompanied viewings. Anyone entering the site does so at their own risk and with no obligation on the Seller or their Agents. For further information regarding this property, please contact Sarah Watson 0118 978 0777 or [w@martinpole.co.uk](mailto:w@martinpole.co.uk)

**Services:** We are not aware if any services are connected or available.

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

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

**Directions:** Leave Wokingham on the A329 Reading Road. Proceed for about 1.5 miles and turn left into Simons Lane. The site can be accessed via a public footpath at the end of Jasmine Close or Camelia Way.

**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](mailto:Charles.giles@star-legal.co.uk)

**FOR SALE BY PUBLIC AUCTION**

**Price Guide £15,000\***

# Land forming part of Bob's Copse to the rear of Fairacres, Chestnut Avenue, Wokingham RG41 3SD

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](http://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.

## MEMORANDUM OF AGREEMENT

Date of Agreement: ..... day of .....2021

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** .....