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Martin & Pole
Established 1846

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

ESTATE AGENTS

Plot 2 Cutbush Lane East, Shinfield

Proposed Front Elevation



A single building plot in a cul de sac in an established country lane

Planning permission for a detached house.

4 Bedrooms, 4 bathrooms/shower rooms (3 en suite), landing, reception hall, cloakroom, principal reception room, study, large open plan kitchen with dining area and family room, utility room, side lobby.

Detached 2 car garage.

Frontage about 42m x 32m average depth, about 0.095 hectares (0.23 acres)

Well positioned on the southern outskirts of Reading, convenient for the University of Reading, Reading Town Centre, M4 access (Junction 11).

FOR SALE BY PUBLIC AUCTION

See below – “Informal Tender”

The Solicitors: Clifton Ingram LLP, 22-24 Broad Street, Wokingham RG40 1BA
Telephone: 0118 978 0099 Email: iangraham@cliftoningram.co.uk



FOR SALE BY PUBLIC AUCTION

Price Guide £375,000*

Plot 2 Cutbush, Cutbush Lane East, Shinfield, Reading RG2 9AL*

DESCRIPTION/LOCATION: A single building plot with planning permission for a good sized and well-proportioned family house, the accommodation of which is detailed below. Shinfield is at the heart of the thriving Thames Valley, close to the new Science Park of the University of Reading and well placed for access to the M4 (Junction 11) and to the south the M3 at Hook or Basingstoke.

Cutbush Lane East is a short cul de sac. The recently constructed Phase 1 of the Science Park referred to above, coincided with the building of the new eastern relief road for Shinfield. The building plot is in the cul de sac section of the long-established road of Cutbush Lane.

This is an area of generally individual property and so good price comparisons are not always readily available. Nearby sales of estate houses have achieved prices of up to £850,000 - £900,000. Accordingly, we believe an individual house in a generous plot and non-estate location, would be expected to achieve a higher price – buyers to make their own enquiries and of course the value will be affected by the specification and quality of construction.

*Land does not attract a post code. The post code given is for a neighbouring property.

Proposed Accommodation

First floor

Master Suite 16' x 15'3 including en suite bathroom/shower room

Guest Suite 17'6 x 10'9 max plus en suite shower room

Third Suite 13' max x 11'9 plus en suite shower room

Bedroom 4 11'9 x 9'

Bathroom 4

Landing with window and airing cupboard

Outside

Detached 2 Car Garage

Ground floor

Reception Hall 17'6 x 11'2

Principal Reception Room 17'6 x 10'8

Study 11'2 x 6'

Enormous Kitchen with Dining Room and Family Room area 38' x 15'9 in the kitchen area at the front and the family room at the rear – narrowing slightly in the dining area

Lobby

Cloakroom

Utility Room 14'6 x 6'6

Gardens: The plot is currently overgrown. It has a commanding frontage and good depth on one side – it is triangular. It is capable of supporting a really fine house.

Council Tax: Not assessed

EPC Assessment: Not applicable to building plots

Services: We understand there is a mains drainage connection on the site. Water, gas and electricity are available in the road. Buyers to satisfy themselves - see Legal Pack.

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

Planning: Application number 202868. Full planning application for the proposed erection of 1 x 4 bedroom detached dwelling with detached garage, new cross over, landscaping, and hard standing. Planning permission dated 21 January 2021.

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

Directions: At the roundabout of the junction of the A327 and B270 head south, signposted Aldershot and Arborfield. Pass over the M4 motorway and take the left-hand exit onto the eastern relief road. Cutbush Lane East will then be found on the left-hand side. The building plot is close to the end of the lane, on the right-hand side, immediately opposite Cutbush Barn and immediately beyond Plot 1 (which we sold last year).

Viewing: Prospective purchasers may inspect the site without the need for an appointment. We will however be happy to meet prospective purchasers onsite by appointment if required. For further information please contact Sarah Watson 0118 978 0777 or w@martinpole.co.uk

Informal Tender: At the current time Public Auctions are not permitted. Accordingly, following a period of marketing, we will invite “best and final offers” by **2pm on Wednesday 12th May**. There will be a Legal Pack available online and it is likely the Seller will accept an offer from a party who has agreed the Legal Pack and is prepared to exchange contracts on the Auction Brochure, including the Memorandum of Sale, no later than close of business on **Friday 14th May**. **The seller reserves the right to sell beforehand and not to accept any offers.**

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.

Proposed Floor Plans

Ground Floor



First Floor

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 36814 April 2021

