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Martin & Pole
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ESTATE AGENTS

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

Bearwood Road, Wokingham



Suitable for extension or replacement with one much larger two storey property or possibly two – stp

The adjoining property (Nos 75) was a bungalow and is now a substantial two-storey residence with linked garage with accommodation over

Anticipated value of proposed new property at least £1,000,000 but subject of course to size, style and specification and the market conditions at the time

Currently with 2/3 bedrooms, bathroom, 1/2 reception rooms and kitchen
The property is not considered suitable for occupation without improvement.
Frontage 16.5m widening to 24m on the rear boundary. Average depth 76.75m.
Site area 0.15 hectares (0.372 acres)

FOR SALE BY PUBLIC AUCTION (unless previously sold)

See below

The Solicitors: Clifton Ingram LLP Solicitors, 22-24 Broad Street, Wokingham RG40 1BA
Contact: Tina Crow Email: tinacrow@cliftoningram.co.uk Tel: 0118 978 0099



FOR SALE BY PUBLIC AUCTION

Price Guide £550,000*

73 Bearwood Road, Wokingham RG41 4SX

NB. 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 Tuesday 18th 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 **Thursday 20th May**. **The seller reserves the right to sell beforehand and not to accept any offers.**

DESCRIPTION/LOCATION: Bearwood Road is considered one of the finest roads in the area with a selection of traditional and individual houses with a higher level of density near the Barkham Road end and then more sporadic development "at the top of the hill" at the junction with Sandy Lane and Coombes Lane and beyond. It then becomes mainly rhododendron lined with the majority undeveloped and including such features as Bearwood Lakes Golf Club on one side and just off Sadlers Lane, Wokingham Cricket Club and Tennis Club. Individual houses in Bearwood Road and adjoining Sandy Lane can certainly command values well in excess of £1,000,000.

The accommodation comprises:

Entrance Porch:

Entrance Hall: with access to roof space, radiator, two cupboards

Bedroom One: 14'3 into bay x 12' double aspect, radiator

Bedroom Two: 11'9 into bay x 11' with radiator

Bathroom: 8' x 6' white suite comprising paneled bath, pedestal wash hand basin, low level WC, radiator, Main wall mounted gas fired boiler for hot water

Kitchen: 12'2 x 9' sink unit, adjoining worktop, cupboards and drawers below, wall mounted cupboards, door to side, Ideal gas fired boiler for central heating and domestic hot water

Lounge: 21'5 x 15'5 double aspect including sliding patio doors to garden, radiator

Dining Room/Bedroom 3: 12'5 x 12' double aspect, radiator

Garage and Garden Shed: Both in a poor state

The Gardens: The property has a **frontage** to Bearwood Road **of about 54 ft** widening to about **78 ft on the rear boundary** and with an established hedge and driveway running to the garage at the rear of the property. There is a beech hedge on one side and a laurel hedge on the other, and then fencing on both sides. There is a patio adjoining the lounge and dining room. The main area of garden is lawn with fruit trees, other ornamental trees and bamboo. The area at the end of the garden is now somewhat overgrown but lends itself to provide additional garden space and ensures privacy from neighbouring property. There are silver birch trees and further bamboo at the end of the garden as well as other established trees. The **depth is about 250 ft** and **the site area just over one third of an acre.**

Town and Country Planning: **i)** The property is within the administration area of Wokingham Borough Council. We have not made any planning enquiries but suggest this site is suitable for redevelopment for at least one significantly larger two storey house. Please note nearby development underway includes:

ii) 49 Bearwood Road (opposite the entrance to The Lilacs). Currently being developed - planning permission to replace the existing bungalow with two detached houses. Average width about 18m.

iii) 75 Bearwood Road. The original bungalow has now been extended. The plans on the WBC website show accommodation including 5 bedrooms, dressing room and 4 bathrooms on the first floor. And on the ground floor four reception rooms including very large open plan kitchen/dining room, cloakroom and utility room.

iv) A buyer will need to make a personal decision whether they wish to build one substantially larger property on this site and there is the precedent of 75 Bearwood Road or whether they wish to explore the possibility of two smaller properties as has been permitted just a few doors along the road.

Tenure: Freehold

Energy Efficiency Rating: No Energy Performance Certificate available at the moment

Council Tax: Band E

Viewing:

Strictly by appointment with the Owner's Sole Agents and Auctioneers. To book an appointment please contact Sarah Watson on 0118 978 0777 or wokingham@martinpole.co.uk

SITE PLAN



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.

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