



www.martinpole.co.uk

Martin & Pole

Established 1846

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

ESTATE AGENTS

Victoria Road, Wargrave



For many years, the village post office and store but closed since mid-2019.

A new owner could apply to re-open the post office.

Suitable for a range of uses including converting the ground floor back to residential

Currently with double shop front and customer pedestrian door

On the first floor 2 bedrooms, bathroom with WC, kitchen/breakfast room and lounge.

It could easily be adapted to 4 bedrooms and one bathroom.

The ground floor currently includes retail of about 400 sq ft
and a kitchen/utility room with a cellar for additional storage.

Forecourt parking for at least 4 vehicles. Driveway beside building for additional parking.

FOR SALE BY PUBLIC AUCTION (unless previously sold)

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 Wednesday **16th June 2021**. There will be a Legal Pack available online and it is likely the Seller will only accept an offer from a party who has accepted 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 **16th June 2021**.

The seller reserves the right to sell beforehand.

The Solicitors: Ackers Solicitors, 5 London Road, Twyford, Reading RG10 9EH
Email: info@ackerssolicitors.co.uk Tel: 0118 982 8800

FOR SALE BY PUBLIC AUCTION

Price Guide £525,000*

103 Victoria Road, Wargrave RG10 8AG

DESCRIPTION/LOCATION: An imposing two storey former house which for many years was a thriving village store with post office. However, it closed in 2019 and is now offered with vacant possession. The post office service is no longer available – although a buyer could enquire about re-opening if interested.

Victoria Road includes a range of individual houses including some terraced and some detached and runs parallel to the main Twyford to Henley Road. This property offers the potential to continue the retail use on the ground floor or suitable for change of use back to residential, either as a single property or two apartments.

The Thames side village of Wargrave is one of the most popular addresses in Berkshire. Communication links are excellent, including its own railway station with a branch line running between Henley-on-Thames and Twyford from where fast services are available into London (Paddington) and the west of England. Shortly the Crossrail service is expected to open and that will also offer services from Twyford. The M4 is available to the south on the outskirts of Maidenhead (Junction 8 9) whilst the M40 can be accessed via the Marlow bypass, just to the south of High Wycombe.

The accommodation comprises:

First Floor: 4 rooms currently occupied as

Bedroom One: 12' x 11'

Bedroom Two: 9'4 x 7'7

Bathroom:

Double Aspect Living Room: 15' x 12'

Kitchen/Breakfast Room: 15' x 8'

Ground Floor:

Shop: **About 400 sq ft.** 24' internal width with two glazed windows and customer door – all with the benefit of shutters. The shop has a maximum depth of about 23'. There is a cellar from the shop providing dry storage.

Rear hallway with staircase to first floor, rear access into shop and door to utility room which would be suitable for use as a kitchen if converted (10'6 x 9'3)

Outside: Excellent parking with hard standing for 4 vehicles on the forecourt and further parking beside the building. There is access on either side of the building to the rear. There is a small rear garden – about 45' x 17' max.

Town and Country Planning: The property is within the administration area of Wokingham Borough Council. On polite enquiry we have attempted to establish whether permitted development rights would allow the change of use of the ground floor back to residential (we imagine it was residential originally). Unfortunately, there has been no meaningful reply to this request from Wokingham Borough Council, they have simply suggested interested parties contact them on their email address which is planning.enquiries@wokingham.gov.uk

Rateable Value: £5,200

Council Tax: Band D

Energy Efficiency Rating: Band E102 – the Certificate is valid until 17 May 2029. Properties assessed in Band E or above complies with legislation to enable it to be Let. A copy of the Energy Performance Certificate and Recommendation Report is included within the Legal Pack.

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

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

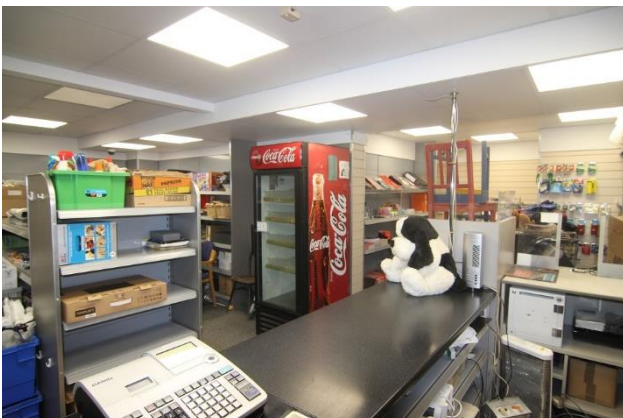
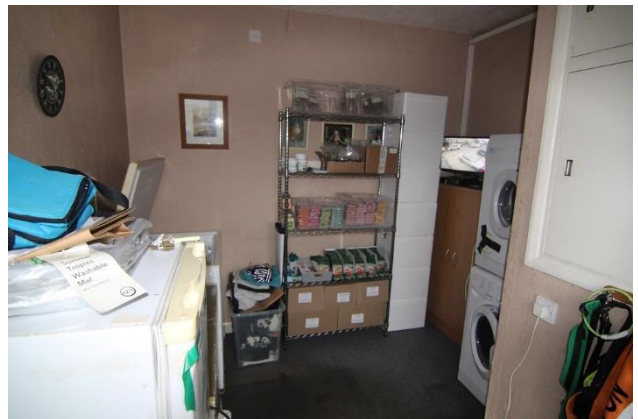
We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances or fittings (if any) referred to in the details.

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

DCA Fo 36817 March 2021

