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Martin & Pole
Established 1846

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

ESTATE AGENTS

The English Barn, Chapel Street, Thatcham



A Grade II listed barn for conversion - fronting the A4
Forming part of Thatcham Town Centre
Suitable for a range of uses including retail/restaurant/housing

An earlier planning permission, possibly now lapsed, provided for a single residential unit with 4 bedrooms, each with an en suite bathroom/shower room. The extended ground floor included magnificent reception hall, 2 equally magnificent reception rooms, cloakroom/bathroom, kitchen, and utility room.

Possibly suited for conversion to 4 or 5 apartments, perhaps retail or business use on the ground floor with residential above or business use on both floors.

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 9th June 2021**. Further information below see "Informal Tender"

The Solicitors: Clifton Ingram LLP Solicitors, County House, 17 Friar Street, Reading RG1 1DB
Contact: Lydia Methven Email: lydiamethven@cliftoningram.co.uk
Tel: 0118 952 3561



FOR SALE BY PUBLIC AUCTION

Price Guide £400,000*

The English Barn, Chapel Street, Thatcham RG18 4QL

DESCRIPTION/LOCATION: A prominent, unspoiled former agricultural building from the days when this part of west Berkshire was predominantly a farming community and Thatcham would have been a small market town, subservient to Newbury. Moving forward quickly to the 21st century, this is probably the last remaining and unspoiled building. The roof has been restored in accordance with an earlier planning permission although we understand the Local Authority agreed that work could be done without triggering the requirement for Section 106 payments. In other words the weather proofing of the building from the roof and also the provision of glass infills to the vertical openings has we understand been undertaken in accordance with Listed Building Consent and building control approval.

The Barn is described in the Listed Building Records as "Barn. C17. Timber framed; brick and weatherboarded walls and old tiled half hipped roof. 5 framed bays with aisles and midstrays, gabled to south and hipped to north. Queen post trusses with transverse and some longitudinal bracing."

This building has the potential for being the landmark building of Thatcham.

The barn conversion proposed in 2011 (planning permission may have expired) provided for master suite comprising bedroom, dressing room and bathroom, guest suite with bedroom and shower room, suite three with bedroom and shower room, suite four with bedroom and shower room, magnificent galleried landing running virtually the full width of the building. On the ground floor spectacular reception hall running the full depth of the building with a lounge/dining room to one side with kitchen and utility room beyond, cloakroom, large open plan office/study with bathroom. Outside a small area of amenity land including the provision for parking for four cars.

Forming part of a thriving business community, just to the east of Newbury which boasts the international headquarters of Vodafone and also of course Newbury Building Society. There are many other prominent high profile businesses within Newbury with offices and business parks in Thatcham and further business parks a little further to the east at Theale. Communication links are superb with the A4 joining the M4 at Junction 12 to the east or via the A34 Junction 14 to the west. Newbury railway station includes an occasional fast service to London (Paddington) with other regular services into Reading where there are connections on the Waterloo and Paddington line and shortly the new Crossrail service. Whilst enjoying a prominent and important business reputation, there are also vast stretches of countryside to the north and south and immediately to the west of Newbury.

- Town and Country Planning:**
1. The property is within the administration area of West Berkshire Council, Market Street, Newbury RG14 5LD
 2. 06/00015/FUL change of use to A1 Retail from Agricultural with alterations and extensions and access road. The Planning Officer at the time identified "the site lies within Thatcham Town Centre which fronts onto the main A4 and within a sustainable location. Area of mixed use of retail/restaurant and housing." NB. This planning permission may be extant as the access road to the development at the rear has been built.
 3. 11/00960/FULD conversion to dwelling with rear extension, 3 car parking spaces plus 1 disability space and 2 cycle spaces. This planning permission, if implemented, would have triggered Section 106 obligations. We understand the Planning Department and Building Control Department at West Berkshire Council permitted what might be described as Phase 1 of this development by overhauling and weather proofing the roof without triggering the Section 106 obligations. A prospective purchaser will need to enquire whether either or both of these planning permissions remain extant.
 4. The company handling the 2011 application remain in business and have consented to us providing their details including contact details to an interested party. The contact is Bryan Hoile, Bryan Hoile & Associates, Tel: 01202 841476.

Tenure: Freehold with vacant possession

Energy Efficiency Rating: Not applicable

Council Tax/Rateable Value: No assessment

Informal Tender 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 9th June 2021**. 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 11th June 2021**. **The seller reserves the right to sell beforehand and not to accept any offers**

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 Email wokingham@martinpole.co.uk

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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:

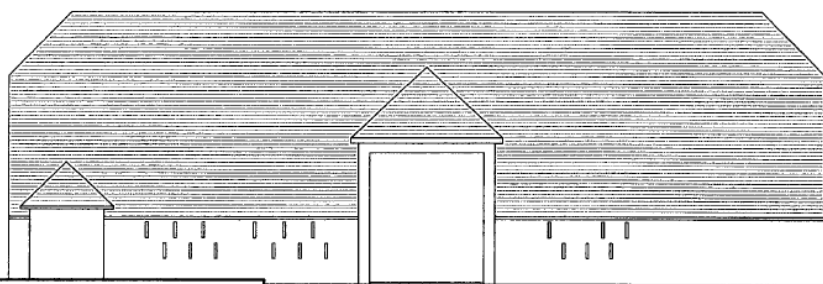
Buyer

Seller

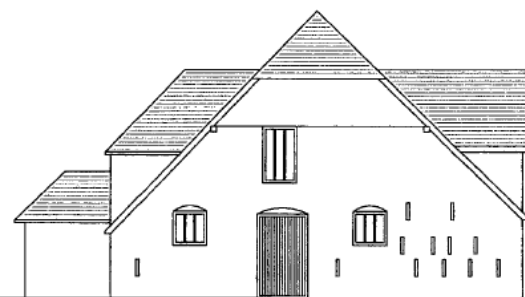
DCA Fo 36784 April 2021

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EXISTING ELEVATIONS

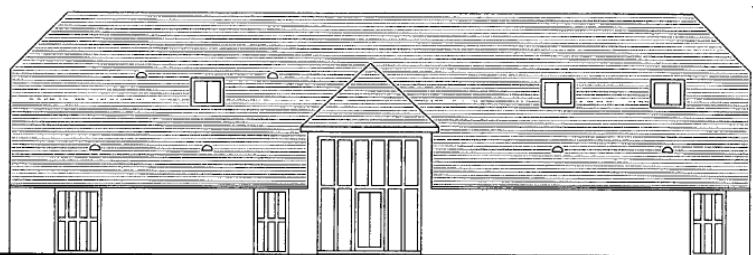


REAR NORTH ELEVATION (1:100)

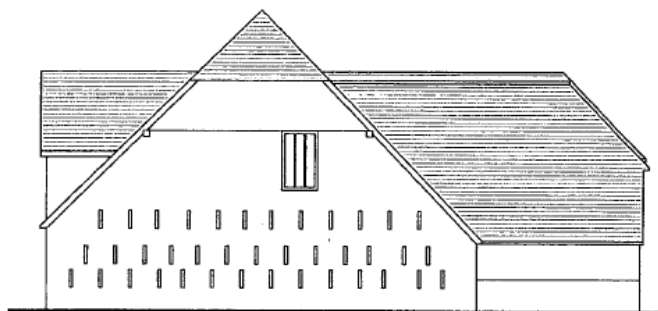


SIDE WEST ELEVATION (1:100)

PROPOSED ELEVATIONS



FRONT SOUTH ELEVATION (1:100)



SIDE EAST ELEVATION (1:100)

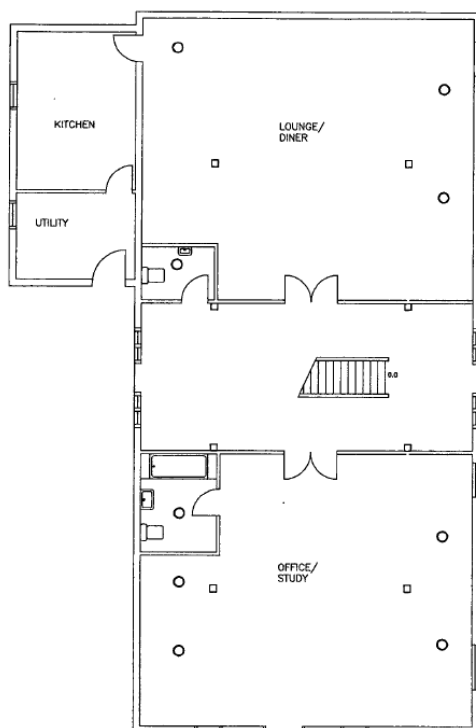


REAR NORTH ELEVATION (1:100)

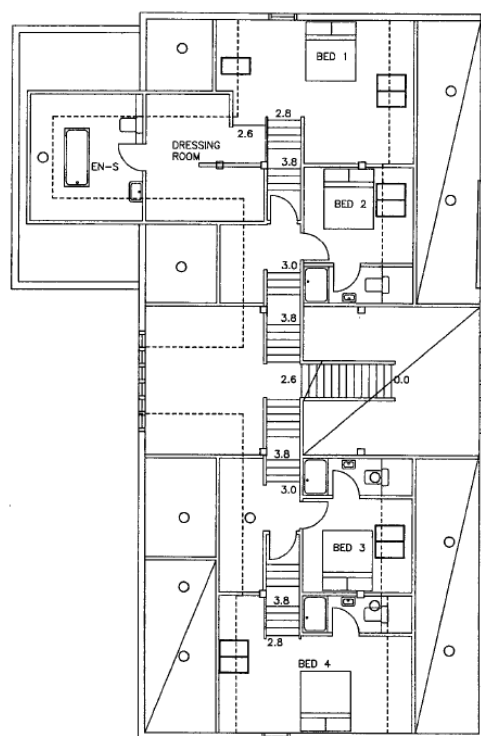


SIDE WEST ELEVATION (1:100)

PROPOSED FLOOR PLANS



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN (1:100)