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Martin & Pole
inc. Watts & Son est. 1846

Residential & Commercial Estate Agents
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents

247 Finchampstead Road, Wokingham



Frontage of about 66' widening at the rear to 84'6 x 413' deep – about 0.7 of an acre
First time on the market in over 50 years – last sold by Martin & Pole in 1971

A redevelopment proposition about 1.5 miles south of the Town Centre
Not suitable for occupation – cash buyers only.
An interesting speculative purchase.

FOR SALE BY ONLINE PUBLIC AUCTION on Wednesday 13th April 2022 Time 10.00 – 14.00
unless sold beforehand

The Solicitors: Clifton Ingram LLP, 22-24 Broad Street, Wokingham. RG40 1BA
Telephone: 0118 978 0099



Price Guide: £575,000

247 Finchampstead Road, Wokingham. RG40 3JR.

DESCRIPTION/LOCATION: A detached bungalow about 1.5 miles to the south of Wokingham town centre in a predominately residential setting but adjoining Think Ford to the north. An exceptional opportunity either to extend and improve the existing property or most likely to redevelop. An interesting proposition with an exceptional garden – over 400' from front to back. With the existing property located to one side of the plot there is plenty of room to drive into the rear garden, which could accommodate buildings – subject to planning

Wokingham town centre offers a good range of shops, schools for children of all ages whilst a similar distance to the south there are some lovely stretches of National Trust Lands including Finchampstead Ridges and Simons Wood. Wokingham is proving an increasingly popular place to live with the M3 just to the south at Camberley and the M4 junction 10 with two access points around Wokingham. The station also about 1.5 miles is on the Reading to Waterloo line and Guildford/Gatwick line with a connection from Reading between the west of England and London Paddington. Shortly the new Crossrail service will also run from Reading – as with the Paddington services many trains will stop at Twyford just to the north.

An opportunity to build a superb house on this exceptional plot.

ACCOMMODATION: Uninhabitable

Bedroom 1: 12'6 x 12' plus bay double aspect, radiator, fireplace.

Bedroom 2: 12'3 plus bay x 12' double aspect, radiator, fireplace.

Entrance Hall: with radiator.

Lounge: 14'6 x 12' double aspect, casement doors to garden, double radiator, fireplace

Kitchen/Dining Room: 16'3 x 14'3 double aspect, radiator, sink unit, one base unit, recess housing gas fired boiler for central heating and domestic hot water.

Rear Lobby: door to garden, larder.

Bathroom: Avocado coloured suite, panelled bath, pedestal wash hand basin, W.C., radiator.

Outside:

Parking at the front and width for vehicular access to the rear garden.

The Gardens: The property enjoys a commanding frontage of 66ft and an overall average depth of about 412ft. It is of an irregular shape – see plan below. The gardens are overgrown but could provide a lovely setting for a new house on this site.

SERVICES: Mains water, gas, electricity and drainage are connected.

COUNCIL TAX: Band D.

EPC: The property is not considered suitable for occupation – only as a redevelopment opportunity and therefore an Energy Performance Certificate has not been issued.

Local Authority: The property is within the administration area of Wokingham Borough Council. We have inspected their online planning portal and there are no applications registered against this property in the post 1998 period.

VIEWING: By appointment with the Owner's Sole Agents and Auctioneers, **Martin & Pole, Wokingham**
Tel: 0118 978 0777 Email: 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. A copy of 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 endeavour 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 £600 (inc 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

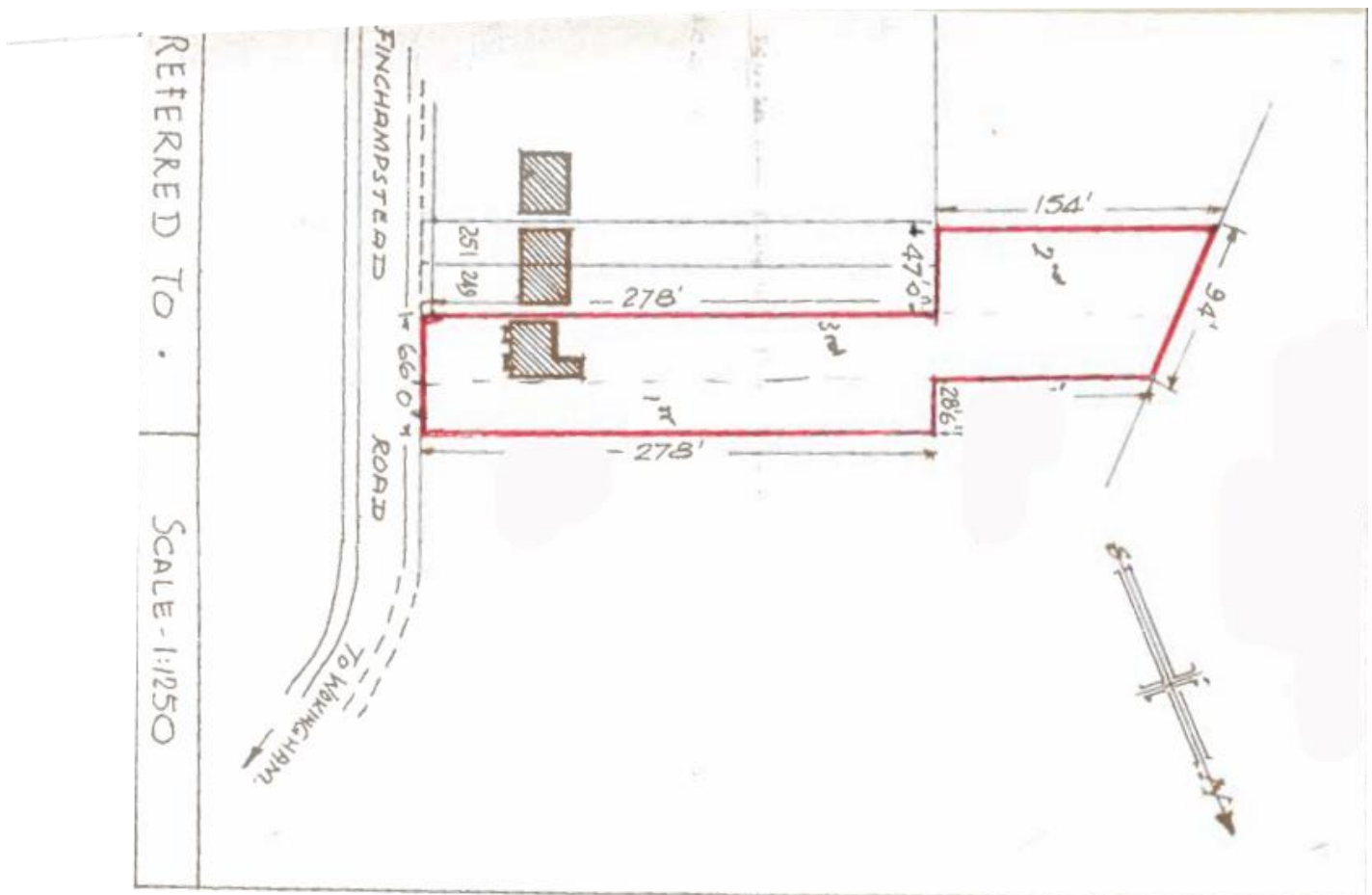
We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances or fittings (if any) referred to in the details.

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 said Agents in relation to or in connection with the property.



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MEMORANDUM OF AGREEMENT

Date of Agreement: day of2022

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

March 2022 Fo:36846/DCA



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