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**Martin & Pole**  
Established 1846

ESTATE AGENTS

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

## 51 Barkham Ride Finchampstead



**Probably a Building Plot - 60' x 200'**  
**or suitable for extension and modernisation**

**About 3 miles south of Wokingham in an area of largely individual property**

**3 Bedrooms, Bathroom, separate WC, Entrance Hall, Lounge and Kitchen**  
**Detached garage**

**The gardens are in our opinion the single most important feature enjoying a commanding frontage and extending to well over Quarter of an Acre**

**FOR SALE BY PUBLIC AUCTION (unless previously sold)**  
**on Wednesday 21 February 2018 at 3.30pm**  
**at Sonning Golf Club Duffield Road Sonning Reading RG4 6GJ**

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

**PUBLIC AUCTION**

**Price Guide £450,000\***

## 51 Barkham Ride Finchampstead Wokingham RG40 4HA

**DESCRIPTION/LOCATION:** This must be one of the last 'original' properties in the Barkham Ride/Nine Mile Ride area that have not been substantially altered or redeveloped – although we have thought that before, and then another one appears! The properties on either side have been extended and include accommodation at first floor level – it may be reasonable to assume similar extensions will be permitted. The property was designed by Martin & Pole in 1957 with the development undertaken by a prominent local housebuilder at the time, Bob Dewey.

There are local amenities including a general store in Barkham Ride with additional shops a little further away at California Crossroads. There are local primary schools and a shared catchment for 5 secondary schools. There are some lovely stretches of nearby countryside including National Trust lands around Finchampstead Ridges. The M4 is available with J10 and J11 being the two nearest access points, with the M3 available to the south at Camberley. Important nearby towns with good shopping and employment opportunities include Reading and Bracknell.

**ACCOMMODATION:** The accommodation briefly comprises (all dimensions are approximate):

**Entrance Hall** with walk-in coats cupboard

**Bedroom 1** overlooking the rear garden

**Bedroom 2** overlooking the rear garden

**Bedroom 3**

**Bathroom**

**Separate WC**

**Lounge/Dining Room** with open fireplace and bay window

**Kitchen** with solid fuel Aga, door to side

Outside:

**Detached Garage**

**The Gardens** A regular shaped plot with a 60' width and depth of 200'. The gardens offer a good degree of privacy and whilst they have recently become overgrown they could undoubtedly provide a lovely setting for this or a significantly larger property. The driveway provides parking for at least 5 or 6 cars. The plot extends to about 0.28 of an acre.

**SERVICES:** Mains water, electricity and drainage is understood to be connected. Gas is available in the road..

**EER:** F 37

**TENURE:** Freehold with vacant possession upon completion of the purchase.

**LOCAL AUTHORITY:** Wokingham Borough Council, Shute End, Wokingham RG40 1BN. Tel 0118 974 6000.

**VIEWING: Only by prior appointment.** There will be 6 viewing appointments prior to the auction sale as detailed below:

**Mon 08 Jan 11.45am / Thu 11 10.15am Jan / Thu 18 Jan 3.15pm / Sat 27 Jan 3.45pm / Wed 07 Feb 11.15am /  
Fri 16 Feb 2.15pm / Tue 20 Feb 10.45am**

*NB. We shall arrive at the time given above and leave 30 minutes later for another appointment.*

**THE CONDITIONS OF SALE:** are included in the Legal and Information Pack available for inspection at the Auctioneer's prior to the Auction Sale and online at [www.martinpole.co.uk](http://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 £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

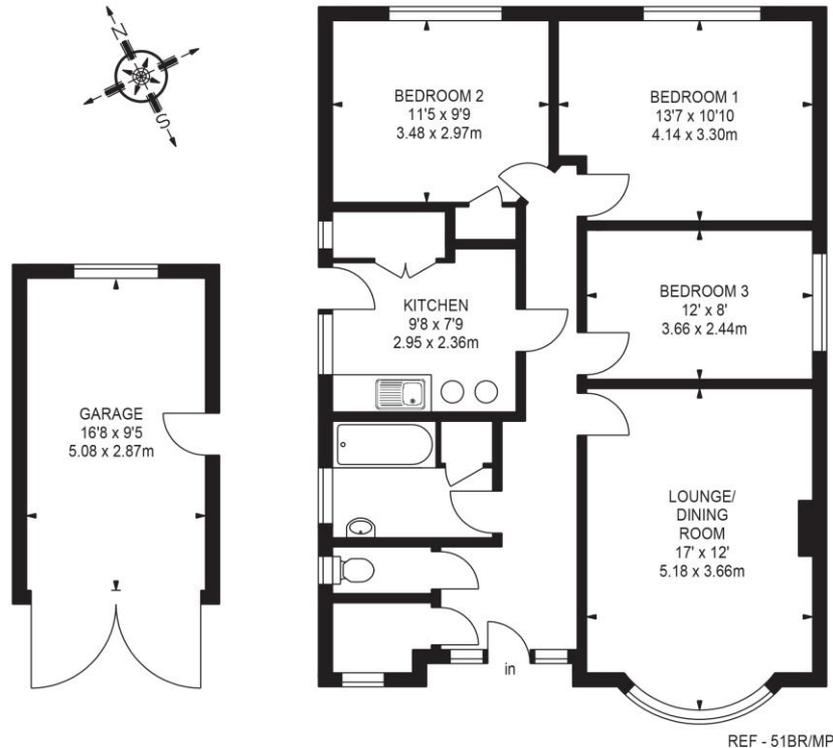
We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances or fittings (if any) referred to in the details.

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.



APPROX. GROSS INTERNAL FLOOR AREA 1052 SQ FT / 97.73 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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### MEMORANDUM OF AGREEMENT

Date of Agreement: ..... day of .....2018

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 Fo5059 Feb2018



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