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Martin & Pole

Established 1846

ESTATE AGENTS

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

Woodhaven Reading Road Woodcote



Planning permission for a new building of 2228 sq ft in the style of a pair of semi-detached houses – or possibly one larger detached. About quarter of an acre

The accommodation of each proposed property will include:

On the first floor 3 Bedrooms and 2 Bathrooms/Shower Rooms, Landing
The ground floor in one case will include Entrance Hall with Cloakroom and open-plan Living Room/Dining Room with Kitchen Area and in the other case Entrance Hall, through Lounge/Dining Room, Kitchen/Breakfast Room, Utility Room and Cloakroom

Relatively open agricultural paddocks to the north-west, with the land to the east and south mostly residential with structures and hard standing associated with the Woodcote Garden Centre

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

Joint Auctioneers: Daniel & Gilbert 3 High Street Pangbourne Reading RG8 7AE

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

PUBLIC AUCTION

Price Guide £360,000*

Woodhaven Reading Road Woodcote Reading RG8 0QX

DESCRIPTION/LOCATION: The site falls wholly within The Chilterns Area of Outstanding Natural Beauty (AONB). The development as proposed anticipates a pair of semi-detached dwellings, each with their own parking and private amenity spaces. It is our opinion the proposed style is such that with little if any required changes to the elevations the property could alternatively be developed to provide an imposing and individual family home. The site area is approximately quarter of an acre.

Woodcote is a popular village generally accessed from the A4074 which runs between the larger commercial centres of Reading to the south and Oxford to the north. There is a number of nearby villages and towns including Pangbourne, Goring and Wallingford. The M4 is accessible on the western outskirts of Reading and the M40 to the north-east by Watlington. Train services are available perhaps most importantly from Pangbourne and Henley where there are links to commuter services to London and the proposed Crossrail service.

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

PLOT 1 (Left hand)

Master Suite:

Bedroom, Dressing Room, Shower Room

Bedroom 2

Bedroom 3

Bathroom

Landing

Entrance Hall

Cloakroom

Open-plan Lounge/Dining Room overlooking rear garden with **Kitchen Area** at the front

PLOT 2 (Right hand)

Master Suite:

Bedroom, Shower Room

Bedroom 2

Bedroom 3

Bathroom

Entrance Hall

Through Lounge/Dining Room

Kitchen/Breakfast Room mainly front aspect

Utility Room

Cloakroom

Outside:

The proposal anticipates each property will have 3 or 4 car parking spaces at the front and there will be a bin store. If the property is developed in accordance with the planning permission the rear garden can be divided as required.

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

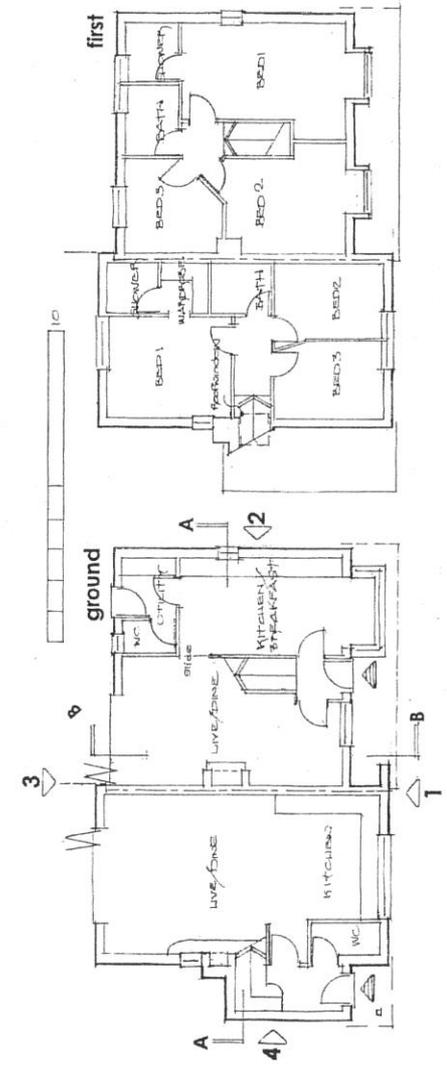
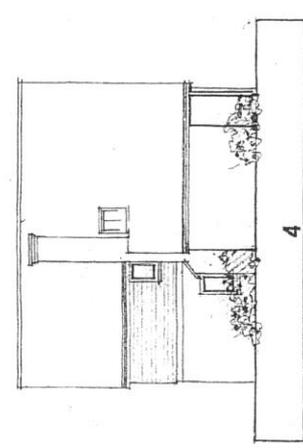
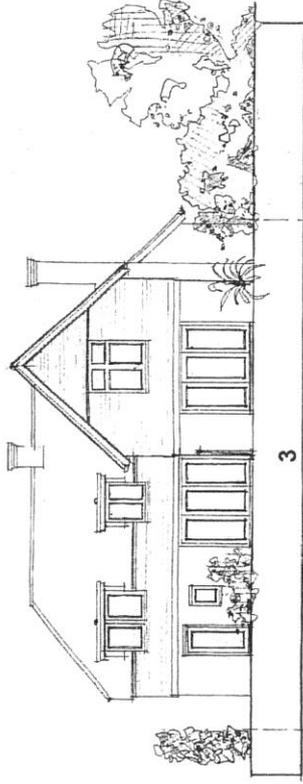
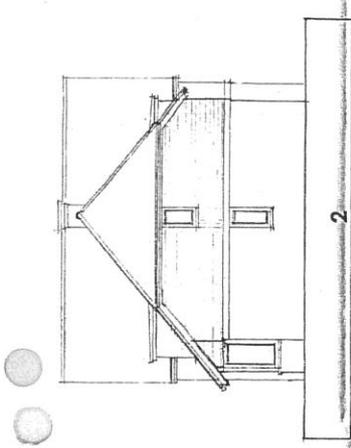
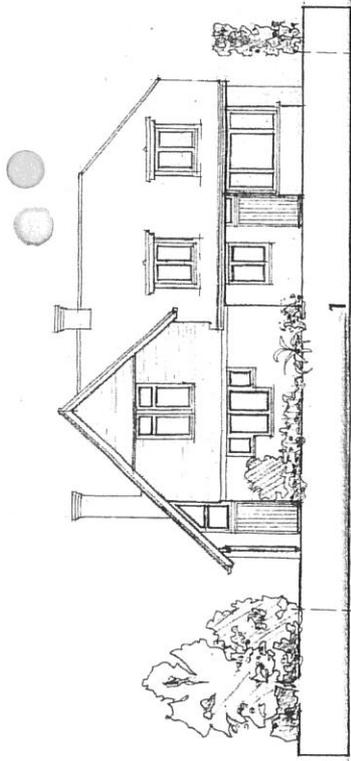
LOCAL AUTHORITY: South Oxfordshire District Council 135 Eastern Avenue Milton Park Abingdon OX14 4SB.

TOWN & COUNTRY PLANNING: The site has the benefit of planning permission Reference P17/S3283/FUL to demolish the existing bungalow and construct two houses. The existing property, originally built as a timber hut for the adjoining general store, has been in residential occupation for some years with 2 bedrooms, living room, kitchen and bathroom with WC.

CIL: If the existing planning permission is implemented there is a proposed Community Infrastructure Levy (CIL) of £22,620. This is based upon an increase in the floor area of 145 sq m and a CIL rate of £156 per sq m. Owner occupier may gain exemption.

OVERAGE: No overage provision if the property is developed in isolation to any other development (ie as proposed or varied with 1, 2, or even more properties). However land further to the east has been allocated for residential development under the Woodcote Neighbourhood Plan (Sites 01, 02) and these schemes are currently being progressed. If this site forms part of a larger development including neighbouring land, the current seller will be entitled to 25% of any increase in the value of this land as a result of obtaining a more valuable planning permission. The base value will be the sale price of this contract or the sale price assuming the planning permission referred to in this contract, whichever is the higher – the valuation date being the date on which the planning permission is granted. Further details are included in the legal pack and more particularly the draft transfer.

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. A copy of the Conditions of Sale will be attached to these Particulars to form part of the Contract.



Mrs M Maclean
Redevelopment of Woodhaven, Reading Rd, Woodcole
Floor plans and elevations

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date	Sept 2017	
scale	1:100 @ A3	
drawn		17-1757/200

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MEMORANDUM OF AGREEMENT

Date of Agreement: day of2018

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 Fo36643 Feb2018

* 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.

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