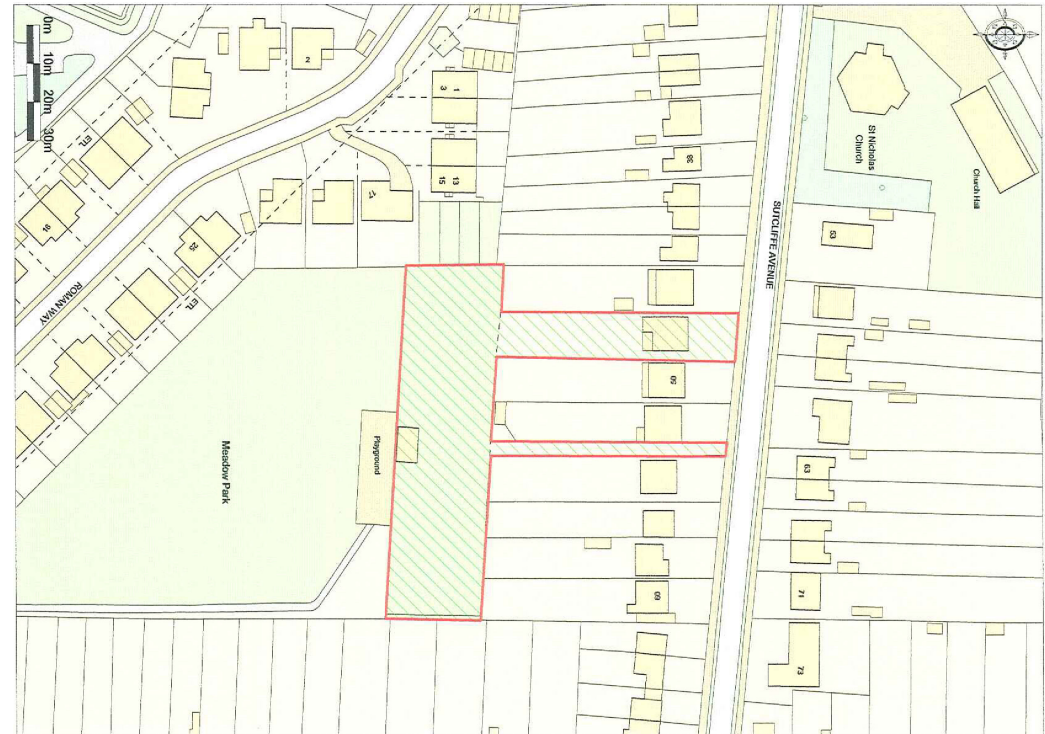


TOTAL APPROX. FLOOR AREA 874 SQ.FT. (81.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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48 Sutcliffe Avenue, Earley, Reading Berkshire RG6 7JN



Map not to scale

OFFERS IN EXCESS OF £500,000 FREEHOLD

**DETACHED BUNGALOW AND FORMER ORCHARD
IN ALL APPROX 0.79 ACRES
DEVELOPMENT POTENTIAL SUBJECT TO CONSENT**

Disclaimer

Notwithstanding purchasers rights under the Property Misdescriptions Act 1991, and whilst every effort has been taken in the preparation of these particulars, they cannot be guaranteed and do not form part of any contract.

Purchasers and their legal advisors must satisfy themselves as to the accuracy of the information contained herein. The information contained in these particulars was believed to be correct at the time of publication and neither the seller nor the selling agent can accept any responsibility for any new information affecting the sale which comes to light after their publication.

The Flatman partnership have made every effort to fully disclose issues relating to the Restrictive Covenant over the access driveway between 52 and 54 Sutcliffe avenue and can accept no responsibility for any legal opinion which differs from the information believed to be correct at the time of publication not can The Flatman Partnership bear responsibility for any loss to any party howsoever caused resulting from the existence of this Covenant.

THE OPPORTUNITY

A speculative development, or other land driven opportunity, comprising a detached bungalow with a former orchard to the rear. There is a disused brick built pavilion structure on the former orchard which itself backs onto Meadow Park.

At the time of preparing these particulars the property lies within the Maiden Erlegh school catchment area however there is currently a review of the catchment and qualifying boundaries underway and purchasers with an interest in schooling should check the catchment status with the School or Education Authority prior to signing any contract.

The Bungalow itself is clean and tidy with scope for updating and possible extension subject to the necessary consents. The former Orchard is generally level and bounded by substantial hedges which have been recently trimmed back.

In addition to access to the former orchard via no 48 Sutcliffe Avenue there is also an access driveway between No's 52 and 54 Sutcliffe Avenue which forms part of the title to No 48 all of which is indicated on the Ordnance Survey plan. The driveway is approximately 60m (197ft) in length with an average width of 3.5m (11'6")

The property gives rise to an opportunity in the short term for either the rental or onward disposal of the bungalow (subject to purchasers commercial view on formalised future access to the former orchard) whilst establishing a future use for the former Orchard.

In total the property has a land area of approx 0.3215 Hectares (0.79acres) of which approx 0.225 Hectares (0.556 Acres) is former Orchard.

At present the 122ft rear garden to No 48 is fully open onto the former orchard, this could be closed if required given the separate driveway.

Over the years conversation have been held with a number of adjoining landowners some (but not all) of whom have expressed an interest in joining in with any possible future development.

No enquiries have been made of the Statutory Services Authorities or the Highways authority and purchasers must satisfy themselves that in the event of development being achieved, that there is sufficient capacity and drainage fall for services and that the land abuts the public Highway such that access can be achieved without ransom.

LOCATION

Sutcliffe Avenue is in old Earley (as opposed to the more densely developed Lower Earley). This is an established and well respected suburb to the east of Reading. The location affords easy access to the M4 Motorway J10 just a mile away and is within walking distance of Earley Station which is on the Waterloo line as well as providing a half hourly service into Reading Station from where there are regular fast trains to



Paddington.

Major bus routes operate from the Wokingham Road just five minutes walk from the property.

The property is also within a mile of the Park and Ride public transport facility into Reading town centre with its renowned Oracle shopping centre. Major supermarkets such as Asda Lower Earley and Sainsbury's Winnersh are a short car journey.

Sutcliffe Avenue is well located for leisure facilities including Nirvana Health Spa and Loddon Valley health centre at Lower Earley which includes a swimming pool. Countryside pursuits at Dinton Pastures and Walks along the rivers Thames and Loddon are nearby while the location affords easy access to the Madjeski Stadium which is home to Reading Football Club and London Irish Rugby Club.

Education facilities are plentiful. The property (subject to the comment above) is currently in the Maiden Erlegh catchment area and there are many other primary, secondary and further education establishments within easy reach.

RESTRICTIONS

There is a restrictive covenant registered in 1935 limiting the use of the access driveway which benefits in favour of No 52 Sutcliffe Ave a property which itself has full rights of access over the driveway. The Covenant restricts the total number of dwellings which can be accessed from the drive to two.

However we understand the restriction may have been late registered pursuant to the Land Charges Act 1927. It may be alleged that this could affect the clear enforceability of this restriction and purchasers are advised to take legal advice in this respect.

PLANNING POTENTIAL AND HISTORY

Whilst recent enquiries have been made of the Local Planning Authorities no applications have been made since 2004 when planning applications were made by A and G Ltd under reference numbers F/2004/2655 and F/2004/3665 and subsequently conjoined at appeal and dismissed by the Inspector on 8th July 2005.

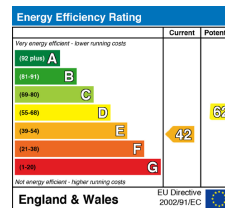
Details of this application may be found in the WBC website or can be inspected at the offices of the selling agent.

METHOD OF SALE

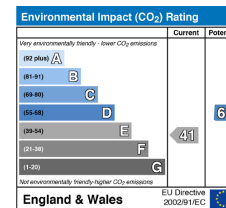
The property is offered to the market by private treaty with offers invited in excess of £500,000 for the unencumbered freehold interest.

As the property is occupied, viewings are strictly by appointment with the seller's agents who will accompany all prospective purchasers onto the site. The closing date for offers will be Friday 29th April or earlier at the sole discretion of the seller. The successful purchaser will be required to exchange contracts within 28 days from receipt of contract documentation unless otherwise agreed with the seller with completion to take place at a date to be mutually agreed

The seller is seeking unconditional bids only for the whole. Offers subject to planning permission or any form of conditionality will not be considered. Offers involving fragmentation are also unlikely to be considered.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.