

164 Binfield Road, Bracknell



A project! First time on the market in over 60 years.

Well placed for Bracknell Town Centre and M4 (J10)

Large Garden. Frontage about 39ft x 200ft deep.

3/4 bedrooms – two on the first floor.

Ground floor: Entrance hall, 2 further bedrooms, bathroom/wet room, separate wc, study/bedroom 4, lounge/dining room, kitchen, conservatory.

Good off street parking. Carport and garage. Workshop, garden shed/second workshop, adjoining greenhouse. Long rear garden. Approaching 1/5th of an acre

Energy Performance Certificate: Awaited

Predicted Broadband Speeds: Ultrafast highest download 5500 Mbps, Ultrafast highest upload 5500Mbps

FOR SALE BY ONLINE AUCTION ON date to be advised (probably September 2026) unless sold beforehand

The Solicitors: Hek Jones, 2nd floor, 14 Cathedral Road, Cardiff CF11 9LJ
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164 Binfield Road, Bracknell RG42 2AZ

DESCRIPTION/LOCATION:

An exciting opportunity to purchase a “doer upper” with potential for further extension. The property has been extended into the former roof space and at the rear but further potential exists – next door for example has been extended with the approved plans showing 4 bedrooms and 3 bathrooms on the first floor, large open plan reception accommodation with kitchen, 2 further reception rooms, study/bed 5 and utility room all on the ground floor.

Bracknell town centre with pedestrianised shopping centres and railway station are within about one mile. There is a nearby school for children up to 11 years and also secondary education a little further, but very accessible.

Primary features: Location, Garden and the very real potential.

The accommodation comprises:

First floor:

Bedroom 1: rear aspect eaves cupboard, full height cupboard, radiator

Bedroom 2: front aspect, radiator

Landing: 2 eaves cupboards, skylight

Ground floor:

Entrance Hall: radiator

Inner Hall: with staircase

Bedroom 3: front left, full height square bay window, radiator

Bedroom 4: front right, full height square bay window, radiator, fireplace

Wet Room: shower and wash hand basin

WC: low level WC

Lounge/Dining Room: Double aspect, fire place with log burner, sliding doors to rear garden

Kitchen: Single stainless steel sink unit set in worktop with cupboards and drawers below, space below and plumbing for washing machine, other range of base units and wall mounted cupboards, Vaillant wall mounted combi gas fired boiler for central heating and domestic hot water, door to

Conservatory with sliding door and casement door to garden

Outside:

Carport: leading to

Garage: 12'2 wide x 24' deep, mainly breeze block construction beneath a flat roof, light and power, toilet and wash hand basin at the rear.

Workshop: 16'8 x 11'8 adjoining garage with power

Greenhouse:

Garden Shed: 19' x 13'6 part brickwork, part timber construction beneath a corrugated iron roof, light and power, adjoining greenhouse 19'2 x 6'

Gardens: The front garden is mainly hardstanding with good off street parking and driveway beside the property to the carport and garage. The rear garden is mainly lawn with a patio area and outbuildings as listed above.

Services: Mains water, gas, electricity and drainage are connected

Council Tax: Band E

Local Authority: Bracknell Forest Council

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.**

IMPORTANT NOTICES

Identification of the Buyer

To accord with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and the Proceeds of Crime Act 2002 as amended:

For online auctions: To register no less than 24 hours before the start of the auction on the AMS platform (accessed via our website) which requires proof of ID to accord with the above regulations. The registered bidder, if successful, is the Buyer. If it is intended there should be two or more parties or a company bidding, the regulations apply to all parties including company directors.

For Public Auctions: The same regulations apply, with registration no less than one hour before the start of the sale.

Buyer's Fee

A charge of £960 (inc VAT), payable only by the successful Buyer, will be due to the Auctioneers Martin & Pole. An appropriate VAT receipted invoice will be issued.

Signing the Memorandum, Payment of the Deposit and Buyer's Fee

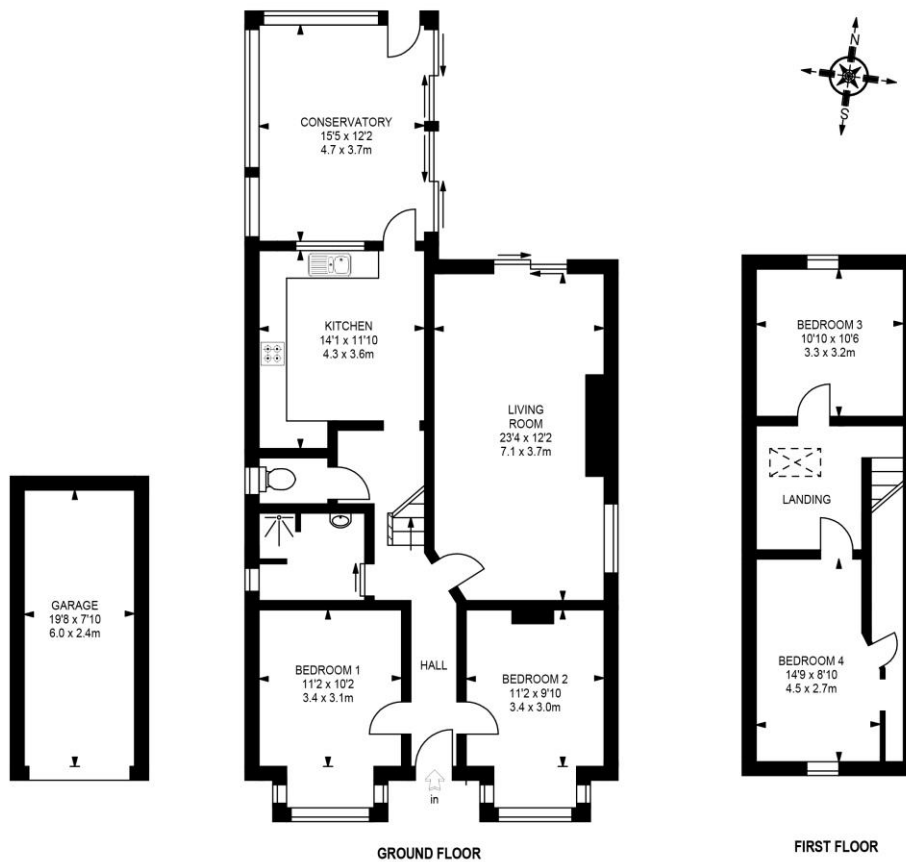
The Auctioneer is authorised to sign the Memorandum/Contract on behalf of the Buyer. The successful bidder at an online auction is liable to pay the deposit and the Buyer's Fee of £960 inc vat at the conclusion of the sale or for a sale by public auction, on the fall of the hammer. The deposit and Buyer's Fee should be paid directly into the allocated Martin and Pole Client B account.

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 they have satisfied themselves as to the correctness of each of the said statements by said Agents in relation to or in connection with the property.



APPROX. GROSS INTERNAL FLOOR AREA 1633 SQ FT / 151.66 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

Property:

Date of Agreement: day of2026

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 37008/2026



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