

## Land and buildings to the rear of 14 & 16 Recreation Road, Tilehurst



**A single parcel of land with buildings formerly part of the back gardens of 14 and 16 Recreation Road.**

**Vehicular access between the recreation ground and 12 Recreation Road leading to a forecourt over which there are vehicular and pedestrian rights of way.**

**The adjoining parcels of land are 23ft wide x 64ft deep approx (14 Recreation Road) and 25ft wide x 36'6 deep (16 Recreation Road)**

**Mains electricity connected**

**FOR SALE BY ONLINE AUCTION ON TUESDAY 8<sup>TH</sup> SEPTEMBER 2026 (unless sold beforehand)**

**The Solicitors:** Rowberry Morris Solicitors  
Telephone: 0118 951 6603 Email: [aman.ale@rowberrymorris.co.uk](mailto:aman.ale@rowberrymorris.co.uk)

# Land and buildings to the rear of 14 & 16 Recreation Road, Tilehurst

## DESCRIPTION/LOCATION:

We set out below 6 photographs with 1 - 3 relating to 14 Recreation Road and 4 - 6 16 Recreation Road. As can be seen, the buildings are in various states of repair/disrepair but the site is secure and viewing is only by prior appointment. The measurements given above are for identification purposes only. The land being sold is land within Title BK8217 and BK293482. An extract from the two Land Registry Plans is shown below for identification purposes only.

The property will be sold "as seen" on the day of the auction.

The existing buildings could be retained or the site could be cleared and occupied for alternative uses subject to planning.

**Services:** Mains electricity is connected

**Rates:** The buildings are not assessed with a rateable value

**Local Authority:** Reading Borough Council

**Viewing:** By appointment with the Owner's Sole Agents and Auctioneers,  
**Martin & Pole, Wokingham** Tel: 0118 978 0777  
Email: [wokingham@martinpole.co.uk](mailto: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](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.

## 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.







Wallis House  
27 Broad Street  
Wokingham  
RG40 1AU  
T: 0118 978 0777  
w@martinpole.co.uk

The Auction House  
Milton Road  
Wokingham  
RG40 1DB  
T: 0118 979 0460  
a@martinpole.co.uk

Fine & Country  
Wallis House  
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Wokingham RG40 1AU  
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wokingham@fineandcountry.com

Associated Office:  
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Earley Reading RG6 7NZ  
T: 0118 926 4422  
e@martinpole.co.uk

[www.martinpole.co.uk](http://www.martinpole.co.uk)

## MEMORANDUM OF AGREEMENT

Property: .....

Date of Agreement: ..... day of .....2026

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** .....

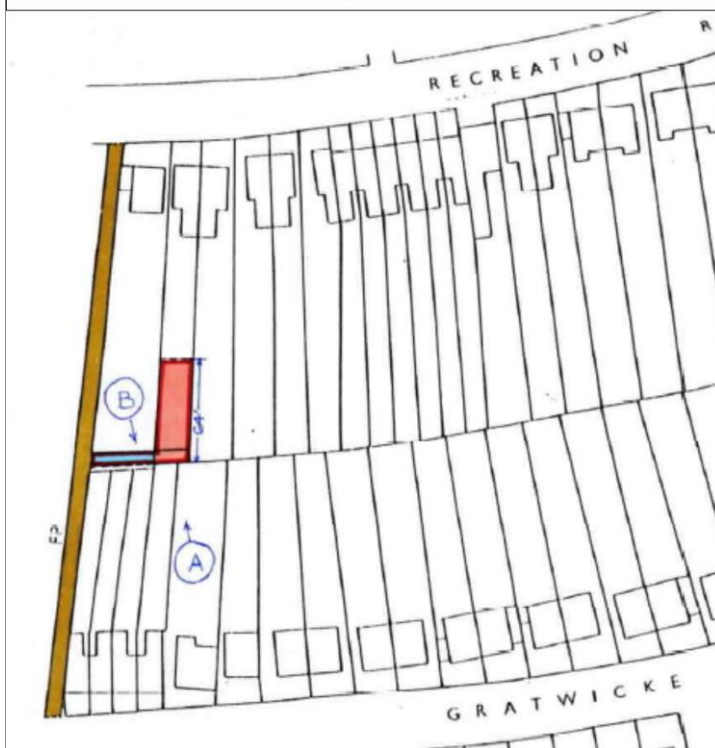
**Seller** .....

DCA Fo 37007/2026

BK8217 – 16 Recreation Road, Tilehurst



BK293482 – 14 Recreation Road, Tilehurst



0118 978 0777