



- New tree
- Existing tree
- New hedge
- New planting
- Close boarded fence 1.8m high
- Parking space

B	Site plan updated (MP email 4/11/22)	EK	07.11.22
A	Existing hedges shown. Soft landscaping added. Bin and cycle storage added.		18.08.22

Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of site and buildings, before commencing any shop drawings or building work.  
 This drawing is copyright and may not be reproduced in any part of form without the written consent of Fowler Architecture and Planning

project  
**LAND OFF GORE END ROAD**  
**Ball Hill**

drawing  
**Site Plan**

scale 1:200 @A1	drawn by EK	date April'22
210355-02		B
drawing no.		rev



**LAND AT GORE END ROAD**  
 Guide Price £750,000

**Carter Jonas**

# LAND AT GORE END ROAD BALL HILL RG20 0NU

- Newbury town and station 6 miles
- A34 2.5 miles

One four bedroom detached house · One three bedroom detached house · Two three-bedroom semi-detached houses · off street parking · westerly facing gardens overlooking fields

## SITUATION

Ball Hill is a small village just over the county border in North Hampshire. It is surrounded by attractive countryside yet is just a few minutes' drive from the centre of Newbury (6 miles) and just 2.5 miles from access to the western Newbury by-pass, the A34, which also gives speedy access to the M4 at junction 13. Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

## DESCRIPTION

Planning permission has been granted for 2 detached house and 2 semi detached houses in this beautiful location of Ball Hill. The relevant documents can be viewed via the Basingstoke and Dean website <https://www.basingstoke.gov.uk/view-planning-applications> using reference 22/02728/TDC.

The gross internal sizes for the houses are as follows:

- Plot 1 110 sq m/1,170 sq ft
- Plot 2 102 sq m/1,098 sq ft
- Plot 3 102 sq m/1,098 sq ft
- Plot 4 129 sq m/1,372 sq ft

## A VERY RARE OPPORTUNITY TO ACQUIRE THIS PARCEL OF LAND OF JUST UNDER 2 ACRES WITH PLANNING PERMISSION FOR 4 HOUSES, ASSOCIATED PARKING AND GARDENS OVERLOOKING THE FIELD BEHIND.



Legend:  
 Existing Wall  
 New Wall  
 New or altered opening in existing wall  
 New or altered window  
 New or altered door  
 New or altered roof  
 New or altered ground level  
 New or altered boundary

Materials used  
 18/08/22

Conditions, Sub-Contractors and Suppliers are to check all relevant dimensions and details of the work and building before commencing any work on site or building work.

This drawing is copyright and may not be reproduced in any part without the written consent of Fowler Architecture and Planning.

LAND OFF GORE END ROAD  
 Ball Hill

Plot 1 and 2

Scale  
 1:100 @A1 EK April 22

210355-03 A

Planning No

**FOWLER ARCHITECTURE & PLANNING**  
 39 High Street  
 Pinner  
 Wiltshire  
 SN9 5AF  
 tel (01672) 569444  
 fax (01672) 569488  
 enquiries@fzap.co.uk

## THE PLOT

The total plot measures just under 2 acres and is gently sloping in a west facing direction. The land is surrounded by a combination of established hedges and stock proof fencing. Once constructed the houses will have private, westerly facing rear gardens.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Agents Note:** Please note the vendor will retain ownership of the strip of land on the left hand side of the site as depicted on site plan 210355-02. It will be the responsibility of the buyer to erect and maintain a fence on the left boundary when viewed from the road between the site and the access strip.

**Overage:** The land outside of the planning permission will be sold subject to a 25 year overage reserving 25% of any uplift in value for redevelopment.

**Community Infrastructure Levy:** It will be the responsibility of the buyer to pay the CIL which is currently set at £108,000.

**Services:** No mains services connected. Purchasers will need to make their own enquiries relating to services to the site but we believe that mains water and drainage is in the road.

**Local Authority:** Basingstoke and Deane Borough Council

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG20 0PF





**Newbury 01635 263000**

[newbury@carterjonas.co.uk](mailto:newbury@carterjonas.co.uk)

51 Northbrook Street, Newbury, RG14 1DT

**[carterjonas.co.uk](http://carterjonas.co.uk)**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.