



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.



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



KEY

- Existing Wall
- New Wall
- Line to be applied
- Existing or existing wall
- Wall to be demolished
- Boundary or existing boundary
- Proposed boundary line (1:1000)

4. Material used: 100 100/100

Construction, Sub-Construction and Supplies are to meet all relevant standards and standards of the building industry concerning any other drawings or building work.

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

Project: LAND OFF GORE END ROAD, BULL HILL

Plot 3

Scale: 1:500 @ A3, Drawn by: EK, Date: April 22

210355-04, Drawing by: A

FOWLER ARCHITECTURE & PLANNING

30 High Street, Pewsey, Wiltshire, SN9 5AF

Tel: (01672) 569444, Fax: (01672) 569488, enquiries@fap.co.uk

