



Development Plot at Island Heron, Wolverton Common,
Hampshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

Development Plot at Island Heron, Wolverton Common, Hampshire, RG26 5RY

A fantastic development site of approximately 1 acre with full planning permission for a detached house.

Kingsclere 2 miles, Baughurst 2 miles, Tadley 4 miles, Basingstoke 8 miles, Newbury 10 miles, Reading 14 miles, Midgham station 6 miles (London Paddington 52 minutes), M4 (Jct. 12) 10 miles, M3 (Jct. 6) 10 miles, London Heathrow Airport 38 miles, central London 55 miles

The Plot

An exciting opportunity for a self-builder or developer to purchase a site of 0.98 acres/0.39 hectares of former paddock land with full planning permission to construct a 4-bedroom detached family house, approximately 2,927 square feet / 272 square meters.

Planning

The full details can be found under Basingstoke and Deane planning reference 23/01751/FUL. Prospective purchasers are advised to make their own enquiries to the local planning authority.

Viewings

All viewings are to be conducted through Strutt & Parker and by appointment only. Please register your interest to find out when these are going to be.

Location

The site is situated in Wolverton Common which is a beautiful and convenient location between Newbury and Basingstoke. The area offers wonderful walking and riding opportunities in the surrounding countryside and also have great accessibility to road and rail links with a choice

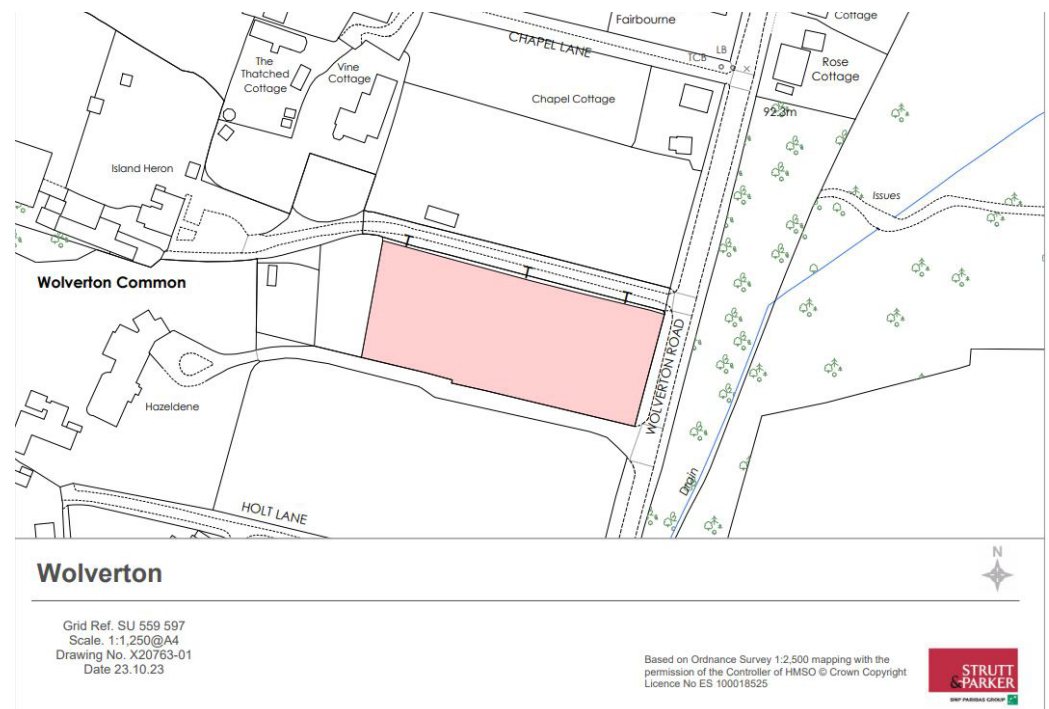
of commuting options from Basingstoke into London Waterloo, or from Newbury into London Paddington, and easy access to the M3 and M4.

The neighbouring villages of Baughurst and Kingsclere are within 2 miles and provide a range of excellent facilities including a primary school, a village shop, butcher, hairdresser, doctors' surgery and a couple of local pubs.

The range of state schooling in the area is excellent, including Ashford Hill Primary School and The Hurst Community College. There is also a selection of noted independent schools including Cheam, Tadley Court, Elstree, Downe House and Bradfield College.

Agents Note

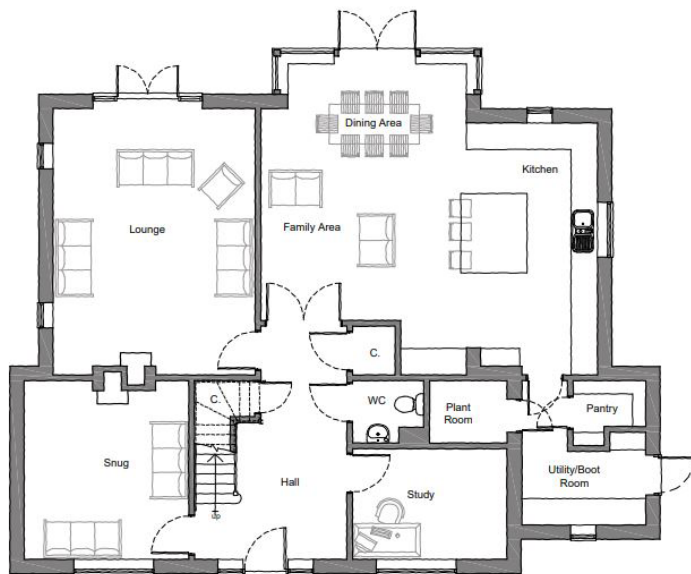
Some of the images provided are computer generated impressions of the proposed dwelling. These images are for guidance only. The planning consent is subject to pre-planning conditions and types of building materials to be used are subject to approval from the planning authority. A restrictive covenant will apply on a portion of the land at the rear of the site. Please speak to the agent for more information.



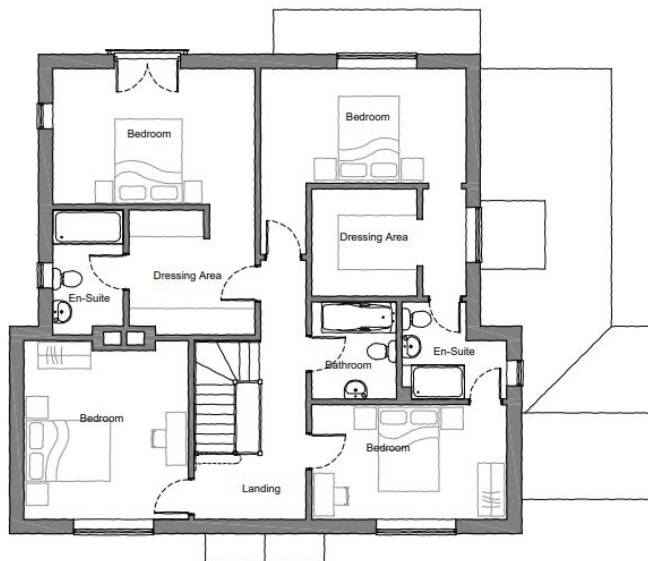


CGI Representation

Proposed Floorplan:



Ground Floor Plan



First Floor Plan

Directions

From Newbury follow the A339 south for approximately 9 miles and turn left into Crabs Hill. Continue to Wolverton Road and after 0.8 miles the site is located on the left hand-side.

General

Local Authority: Basingstoke & Deane

Tel: 01256 844 844.

Tenure: Freehold.

Guide Price: £695,000.

Newbury

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