

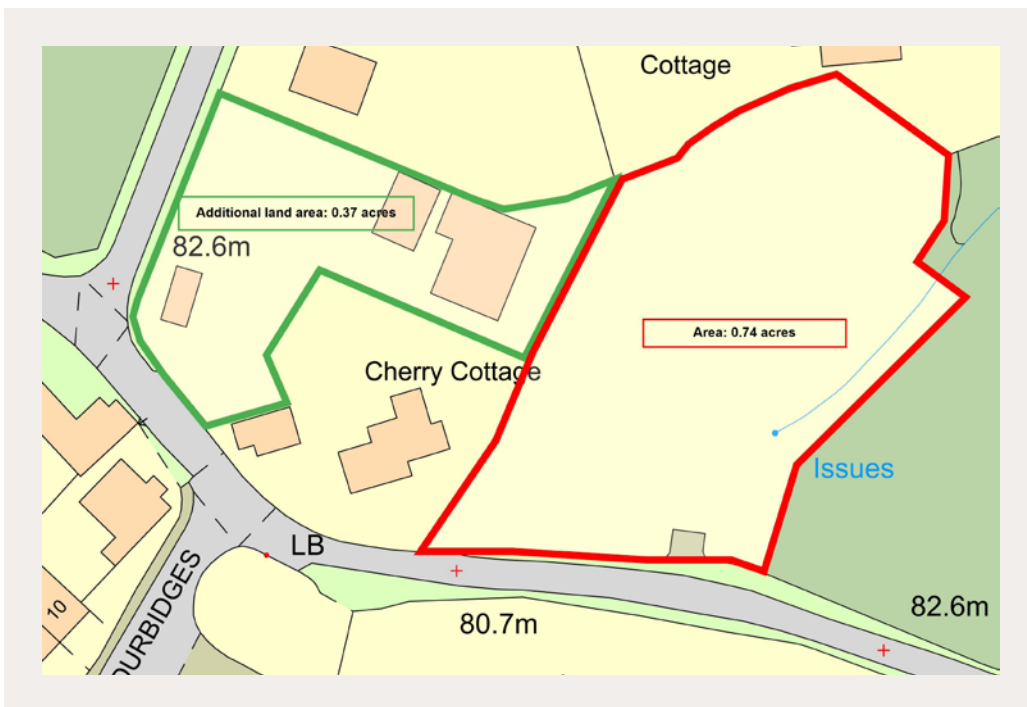


Development Land at Cherry Cottage, Holdrop Hill,  
Headley, Hampshire

For the finer things in property.







## Development land at Cherry Cottage, Holdrop Hill, Hampshire, RG19 8LJ

Development land with planning permission in principle for 3 residential dwellings, with excellent rural views to the rear

Kingsclere 1.5 miles, Newbury 6 miles (London Paddington from 40 mins), Basingstoke 11 miles (London Waterloo from 46 mins), M3 (J7) 12 miles, Reading 16 miles

### The Site

An exciting opportunity to develop three new homes in the mature grounds of Cherry Cottage (subject to full planning consent). The site measures approximately 0.74 acres, and the proposed layout for the site works incredibly well, with all plots benefitting from wonderful rural views to the rear.

### Location

The site is situated in a beautiful and convenient location between Newbury and Basingstoke. The area offers wonderful walking and riding opportunities in the beautiful surrounding countryside and also has 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. Kingsclere is less than 2 miles away and provides excellent local facilities including a primary school, village shop, butcher, hairdresser and doctors' surgery.

### Directions

From Newbury follow the A339 south until you reach Headley and take the left turning into Galley lane, just before the entrance to Cheam School. Continue along this lane for approximately 0.5 miles and the entrance will be found on the left hand side.

### Agents Note

Only the area shown within the red outlined boundary on the enclosed site plan is part of this sale. However, additional land outlined in green can be made available by separate negotiation. Please contact the agent for more information.

### General

**Local Authority:** Basingstoke and Deane Council

**Guide Price:** £750,000.

**Tenure:** Freehold.

**Planning enquires via the council planning portal:** <https://tinyurl.com/w2jh2ucf>

## Newbury

55 Northbrook Street, Newbury RG14 1AN

**01635 521707**

[newbury@struttandparker.com](mailto:newbury@struttandparker.com)

[struttandparker.com](https://www.struttandparker.com)

[@struttandparker](https://twitter.com/struttandparker)

[f /struttandparker](https://www.facebook.com/struttandparker)

Over 45 offices across England and Scotland, including Prime Central London

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2024. Particulars prepared April 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

