



# CGI Representation

Development Plot at Pardown, Oakley, Hampshire

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP

# Development Plot at Pardown, Oakley, Hampshire RG23 7DZ

An excellent development opportunity for 2 detached houses in a wonderful rural location.

Basingstoke 5 miles, Newbury 17 miles, London Waterloo 45 minutes via Basingstoke Station, 55 minutes via Overton Station, M3 (Jct. 7) 4 miles, London Heathrow Airport 40 miles, central London 55 miles.

## The Plot

The plot has full planning consent to construct 2 4-bedroom detached houses totalling 6,254 sq ft/ 581 sq meters in all.

The former horse grazing site extends to 1.71 acres and comprises 0.63 acres with residential consent and a further 1.08 acres of agricultural land to the rear.

A separate area adjacent, measuring 0.11 acres has been designated for Nitrate Mitigation and will be retained by the vendor.

## Planning

The full details can be found under Basingstoke and Deane planning reference 20/00756/FUL. The planning consent is subject to pre-commencement conditions and the types of building materials to be used are subject to approval from the planning authority. Prospective purchasers are advised to make their own enquiries to the local planning authority.

## Viewings

All viewngs are to be conducted through Strutt & Parker and by appointment only.

## Location

Situated on the edge of Oakley, just 5 miles west of Basingstoke, the site occupies a quiet location at the end of this quiet no-through lane road with great views of surrounding countryside. The village of Oakley offers a good range of amenities, including a post office, shop, primary school, and pubs. Commuting to London Waterloo is convenient, with travel times of approximately 45 and 55 minutes from Basingstoke and Overton stations, respectively. Nearby Basingstoke provides ample leisure and educational facilities, while access to the M3 at junctions 6 & 7 further enhances transportation options. (All distances and times are approximate)

## Agents Note

Some of the images provided are computer generated impressions of the proposed dwellings. These images are for guidance only. Prospective purchasers will be required to conduct any ground investigations that may be required and make their own enquiries regarding the connection of services.



