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For Sale Building Plot With Detailed Consent for a Four Bedroom Detached Home



Land north of New Road, Pamber Green, Hampshire
RG26 3AG

Freehold
Price £395,000

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12 Wote Street, Basingstoke, Hampshire, RG21 7NW
 Tel: 01256 327711 Email: rural@simmonsandsons.com

**Land North of New Road, Cottage Farm
 Pamber Green RG26 3AG**

SCALE : 1 : 1000 @ A4 DATE : 27/04/2021

MAP FILENAME : [Filename]



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DESCRIPTION

This is a rare opportunity to purchase a plot for a detached family home in a pleasant rural location. The building plot itself has an area of 0.26 of an acre with a further 0.47 of an acre paddock attached to it. The site is in a very pleasant rural location overlooking fields to the rear. The plot has detailed planning consent issued by Basingstoke and Deane Borough Council under reference 21/00762/FUL. Full details of the house type and a copy of the approval notice can be obtained from Basingstoke and Deane Borough Council website.

Pamber Green is a small residential hamlet located just south of Tadley in Hampshire. It consists primarily of detached residential properties along with examples of small commercial and agricultural activities including Cottage Farm itself.

The Detailed Consent issued is for the erection of a single detached dwelling house to replace the existing stables.

The site has been used as farmland and paddock land for many years and the individual plot boundaries have not all been installed.

DIRECTIONS

The site is located east of the A340 which connects Tadley to Basingstoke. The nearest railway station is about 4 miles to the east in the village of Bramley, whilst the hamlet itself is served by the Stagecoach Basingstoke bus service. The nearest bus stop to the proposed development site is about 500 metres away on the New Road junction with the A340.

METHOD OF SALE

The land is offered for sale by Private Treaty with Vacant Possession.

ACCESS AND SERVICES

Access is going to be from the south of the Right of Way leading northwards from New Road. It is believed that all services are available within New Road but it is the purchasers responsibility to establish this fact. There is no mains gas available.

RIGHTS OF WAY

There are various public Rights of Way across the property together with a public footpath leading to the equestrian centre to the rear.

LOCAL AUTHORITY

Basingstoke and Deane Borough Council
T: 01256 844844

VIEWING

Strictly by appointment:

Simmons & Sons
12 Wote Street
Basingstoke
Hampshire
RG21 7NW
Marc Blackmore
T: 01256 331244
E: mblackmore@simmonsandsons.com



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32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Sherdon House
Reading Road
Sherfield-on-Loddon
RG27 0EZ
T: 01256 882200

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151