

For Sale

Building Plot with Permission for a Detached Home



Plot 2, Ash Lane, Silchester, Hampshire RG7 2NL

Guide Price: Offers in Excess of £720,000

Freehold

An opportunity to purchase a development plot for a substantial house with a consented gross internal floor area of 2,878 sq ft with detached garage measuring 557 sq ft on a plot measuring approximately 0.42 of an acre

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www.simmonsandsons.com

Site Plan



Description

This is a rare opportunity to purchase a single building plot which has a consented gross internal floor area of **2,878 sq ft** with detached garage measuring **557 sq ft**.

The plot currently has Detailed Planning Consent issued by Basingstoke and Deane Borough Council under reference **20/03222/FUL (PLOT 2)** details and a copy of the Approval Notice can be obtained from Basingstoke and Deane Borough Council website.

Directions/Location

The site is located on Ash Lane, between Silchester and Bramley, approximately 9 miles from Basingstoke and approximately 14 miles from Reading.

Postcode for the property is **RG7 2NL**

 **What3Words** to entrance: <https://w3w.co///gobbles.pizzeria.circles>

Method of Sale

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

Access and Services

Telecoms connection is available from a nearby pole.

There is no mains sewage, the plans show a package treatment plant to be installed for each property.

There is electricity and water connected to one of the nearby plots.

Rights of Way

There are no Public Rights of Way across the property.

Community Infrastructure Levy

If completed as a self-build, there will be no CIL chargeable.

Section 106 Agreement

Costs of the Section 106 Agreement will be paid in full by the vendor.

Local Authority

Basingstoke and Deane Borough Council

Civic Offices

London Road

Basingstoke

RG21 4AH

T: 01256 844844

Viewing - Strictly by appointment with:

Simmons & Sons

12 Wote Street

Basingstoke

Hampshire RG21 7NW

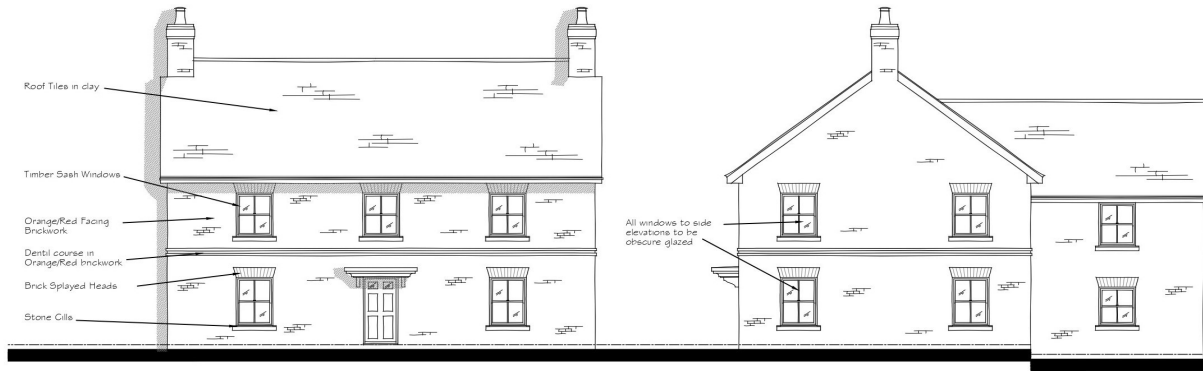
Henry Tett

T: 01256 331244 E: htett@simmonsandsons.com

Marc Blackmore FRICS

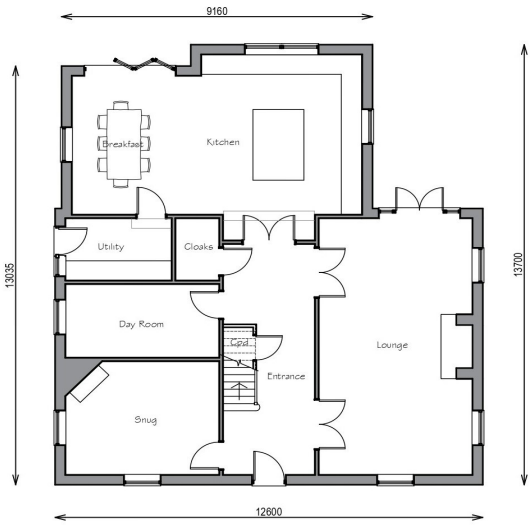
T: 01256 331244 E: mblackmore@simmonsandsons.com

Floorplans



Front Elevation

Side Elevation



Ground Floor Plan



First Floor Plan



Rear Elevation



Side Elevation

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

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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

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