



DEVELOPMENT LAND AT GRIFFONS COURT

Guide Price £800,000

Carter Jonas

DEVELOPMENT LAND AT GRIFFONS COURT ANDOVER ROAD HIGHCLERE RG20 9QS

AN EXCITING OPPORTUNITY TO PURCHASE DEVELOPMENT LAND OF APPROXIMATELY 1 ACRE WITH PLANNING PERMISSION FOR TWO LARGE, DETACHED FAMILY HOUSES, SITUATED IN THIS VERY POPULAR VILLAGE JUST SOUTH OF NEWBURY.

- Newbury town centre and train station 5 miles
- Trains to London Paddington in less than one hour
- M4 (J13) 9 miles, A34 1.5 miles

SITUATION

Griffons Court is situated in this highly sought-after village of Highclere, just inside the Hampshire border and south of Newbury. The property is situated in a secluded location yet has excellent road links via the A34 and M4 motorway. Newbury is the nearest town and is only 5 miles away. Highclere, along with Woolton Hill, is a very popular area some 5 miles to the south of Newbury. They form a scattered community that is surrounded by attractive countryside, which includes the Highclere Castle Estate and The Chase, a delightful area of woodland much used for local recreation and owned by The National Trust. Communications from here are very good both by road and rail, particularly since the opening of the Newbury western by-pass, which can be accessed approximately 1.5 miles away.

DESCRIPTION

Basingstoke and Deane Borough Council granted planning permission on the 17th of January 2024 for the construction of two detached dwellings with associated parking, turning, landscaping and private amenity space. The full application, and all the supporting documents can be found on the

Basingstoke and Deane website by searching under Griffons Court as the key words, or via the reference 22/00040/TDC. The planning permission is for three years from the date of permission and the consent is for the construction of two substantial detached houses of approximately 3,880 sq. ft per property. Alternatively, should a buyer wish to construct a large single dwelling this would be possible subject to submitting a new planning application. The principle of residential development of the land is established by the existing consent, so changing the permission to one single dwelling should be possible. The land is currently domestic garden of the existing property, and is well screened by existing trees and hedges, and includes an area of woodland known as The Dell. The Dell is an area which can be utilised to satisfy the biodiversity, enhancement and management plan and is a condition of the planning permission. The current drive to the existing dwelling will be owned by the owner of the development land but a permanent right of access will be granted in favour of the existing property. There is mains water, electricity and drainage connected to the existing property with the services running along the drive. The services will be the responsibility of the purchaser of the development land to upgrade so that the existing property, and the two new dwellings will be connected.

Please contact the selling agents for further information about this site, and for the relevant documentation, or visit the Basingstoke and Deane website to access all the information.

ADDITIONAL INFORMATION

Local Authority: Basingstoke & Deane Borough Council

Services: By prior appointment through the Newbury office
01635 263010

Directions: To find the property please use the following address, Griffons Court, Mount Close, Highclere, RG20 9QT

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT



carterjonas.co.uk

Offices throughout the UK

IMPORTANT INFORMATION

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