



**THE WHITE HART INN**  
Guide Price £1,000,000

**Carter Jonas**



## **THE WHITE HART INN HAMSTEAD MARSHALL RG20 0HW**

- Newbury town and mainline train station with trains to London Paddington in less than one hour 5 miles
- M4 (Junction 13) 8 miles
- A34 4 miles

Planning permission has been granted for the existing complex of buildings to be converted into four residential dwellings, each providing unique and interesting accommodation, with the overall site measuring 0.5 acres.

### **SITUATION**

The White Hart Inn is an attractive period building that for many years was a well-loved public house. It comprises the original period main pub building and has further outbuildings together with 0.5 acres. It is situated on the edge of a village setting approximately 5 miles west of Newbury within the sought of village of Hamstead Marshall. It is an attractive village located in the North Wessex Downs area of Outstanding Natural Beauty. The location is conveniently placed for easy access to the local towns of Newbury and Hungerford. Is also an easy drive to good road networks including the M4 motorway and the A34. London is very accessible by road or rail with trains to London Paddington from Newbury taking less than one hour. Local shopping facilities can be found in a village of Kintbury (2 miles) which offers excellent local amenities including a post office, other shops, public houses, the attractive canal and a mainline train station. The market town of Newbury provides additional amenities including good shopping and entertainment facilities, including Parkway shopping centre, a cinema complex and the Corn Exchange theatre. From the site there are excellent schools including a range of private and state primary and secondary schools all of which are highly respected.

**A UNIQUE DEVELOPMENT OPPORTUNITY TO PURCHASE AN ATTRACTIVE PERIOD PROPERTY, WITH ANCILLARY BUILDINGS, IN A DESIRABLE VILLAGE, WEST OF NEWBURY, THAT HAS CONSENT TO BE CONVERTED INTO FOUR RESIDENTIAL UNITS.**





## DESCRIPTION

On 24th October 2024 planning permission was granted by West Berkshire Council for the change of use of the public house to residential, and for the buildings to be converted into four separate dwellings. The application number is 24/00582/FUIL. All the information relating to the proposed scheme can be found on the West Berkshire website [www.westberks.gov.uk](http://www.westberks.gov.uk) or via the selling agent. The scheme is to convert the existing buildings into four separate units which are approximately 1539 ft.<sup>2</sup>, 3272 ft.<sup>2</sup>, 1603 ft.<sup>2</sup>, and 861 ft.<sup>2</sup>. Outside all the new dwellings will have areas of private garden as well as private parking, with the whole site and measuring approximately 0.5 acres.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

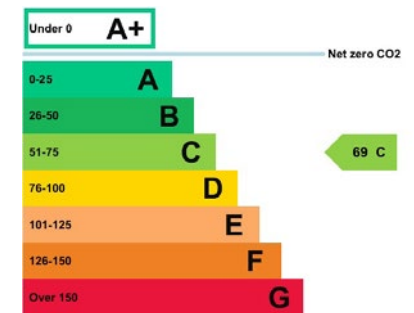
**Local Authority:** West Berkshire Council – 01635 551111

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG20 OHW







**Newbury 01635 263000**  
 newbury@carterjonas.co.uk  
 51 Northbrook Street, Newbury, RG14 1DT  
**carterjonas.co.uk**  
 Offices throughout the UK

*Exclusive UK affiliate of*  
**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE

#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.