



Computer Generated Image

NEW COTTAGES

Mortimer Lane, RG7 2DP



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Basingstoke 8 miles | Reading 10.4 miles
Reading to London Paddington 23 minutes
Elizabeth Line direct to central London/Canary Wharf
London Waterloo from Basingstoke – 1 hour
(Mileages and times approximate)

A superb opportunity to acquire a residential development site on the edge of a small hamlet in open countryside.

Guide price: £900,000

NEW COTTAGES

A unique opportunity within the delightful hamlet of West End Green to redevelop a site with planning consent for 3 detached dwellings. Formally a pair of cottages, this newly cleared site offers generous plots totalling around 1,890 square foot each. The properties will have three bedrooms, two bathrooms, open plan kitchen and dining, sitting room and a study. Each dwelling has a single garage and will include a good size garden overlooking the countryside. For sale by private treaty. Planning reference 21/03646/FUL , <https://www.basingstoke.gov.uk/view-planning-applications>.

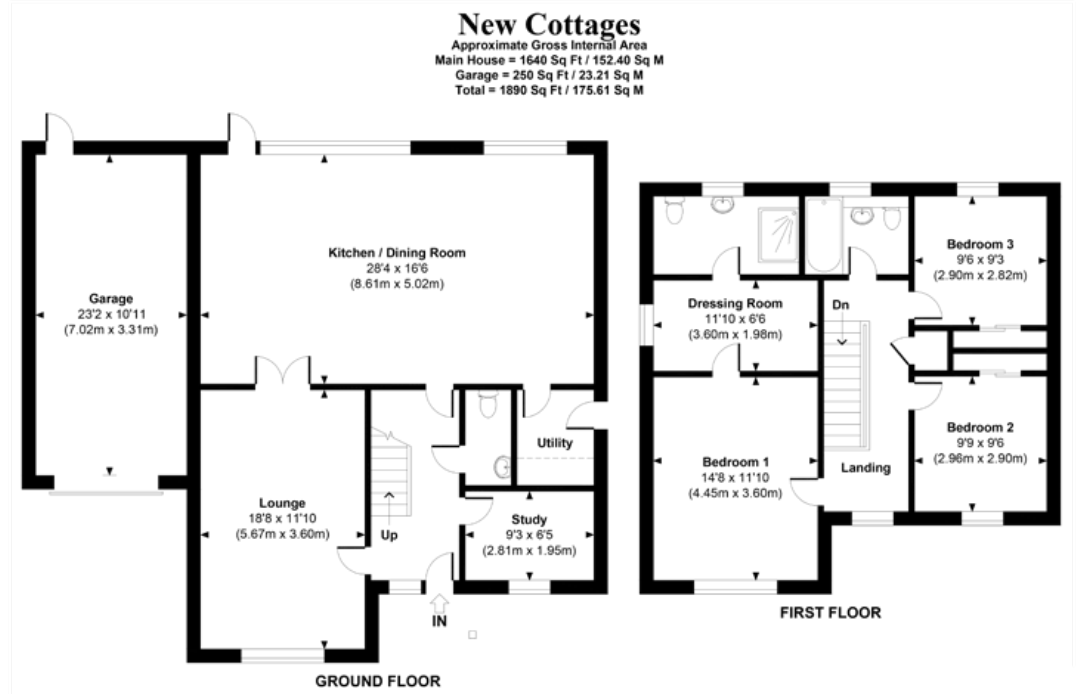
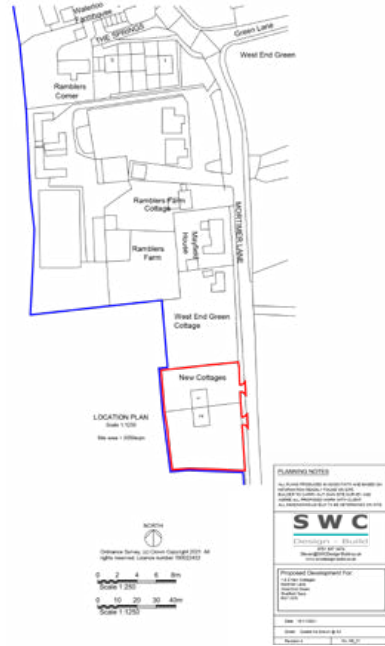
SITUATION

The site of New Cottages enjoys a wonderful, rural setting in the hamlet of West End Green. The area is very peaceful and surrounded by attractive open countryside yet is very well placed for easy access to both Basingstoke and Reading, both of which provide an excellent range of shopping, leisure and cultural amenities. Reading railway station provides a fast link to London Paddington. Also Basingstoke railway station provides a fast and regular service to London Waterloo. Also well located for the connecting stations of Mortimer and Bramley.

Schools in the area are very good and include Bramley Church of England Primary School, Wellesley Prep School and Sherfield School among others.

Leisure opportunities in the area include the nearby Wellington Country Park, Wellness centre and local public house as well as many delightful walks in the surrounding countryside.





GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no rights of way crossing the property.

Services

The houses will have mains water, electricity and mains drainage.

Broadband Availability

Full fibre connection will be available.

Mobile Phone Coverage

Good network coverage available (Ofcom).

Tenure

Freehold with vacant possession.

IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
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- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM tested them.

Local Authority

Basingstoke and Deane Borough Council.

Risks

There is a pile of bricks on site following the demolition of the cottages.

Postcode

RG7 2DP.

Directions

From Basingstoke take the A33 heading towards Reading. Upon reaching the Wellington Arms at Stratfield Turgis on the left, turn left into Green Lane alongside the pub. Follow this lane for approx. ½ mile and on the sharp right hand bend turn left and then immediately right back on to Green Lane. Pass through the hamlet into the countryside and on reaching the T junction turn left – New Cottages site is approx. 400 yards on your right with parking opposite.



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Viewings

By appointment with BCM Wilson Hill only.

Selling Agents

Tom Woods, BCM LLP

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NB These particulars are as at April 2024



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