



# Land at Everland Road

Hungerford, Berkshire, RG17 0DX



Plot 1 (approx. 217 sq m/2,336 sq ft)



# Land at Everland Road

Hungerford, Berkshire, RG17 0DX

## Guide £825,000

A rare development opportunity to build three substantial and distinctive homes in the heart of the town.

### Hungerford

The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school and also a nursery school rated outstanding by Ofsted. There are also pubs, restaurants and numerous leisure activities and clubs. The M4 motorway can be joined approximately 3 miles to the north and there is a rail service from the town to Newbury, Reading, London (Paddington) and the West Country (Reading to Taunton line).

### CIL

We understand that the amount due is £124,000 and this will be the responsibility of the purchaser.

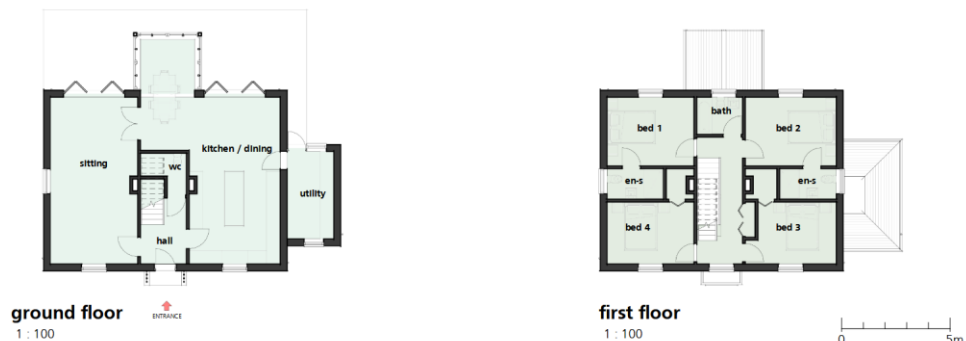
### Marketing Comment

The town remains ever popular and we would expect the houses to appeal to young families, professional buyers and, in particular, to down sizers who will benefit from a short waterside walk in to the town and the convenience that brings.

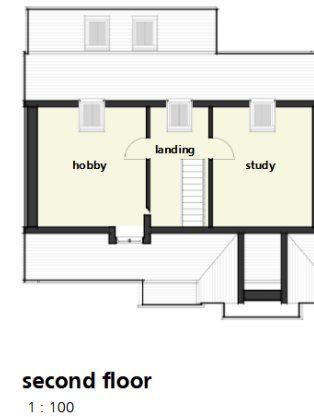
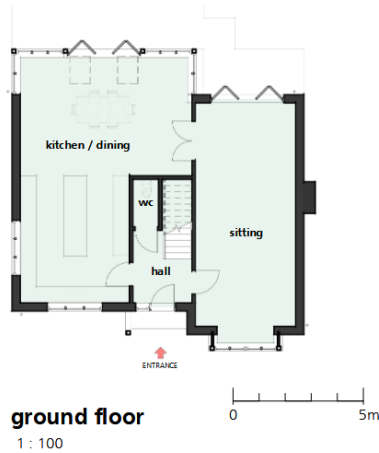
For further information or to arrange a site visit, please contact Marc Allen on 01488 685353 or email [marc@marcallen.co.uk](mailto:marc@marcallen.co.uk)

### Planning Consent

The application no. is 22/03034/FUL and full details are available at [www.westberks.gov.uk](http://www.westberks.gov.uk)



Plot 2 (approx. 226 sq m/2,433 sq ft. Garage 16.5 sq m/177 sq ft

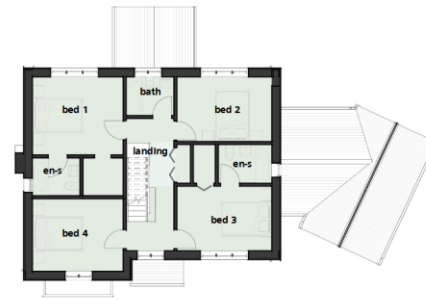


To view this property call Marc Allen Estate Agents on **01488 685353**

Plot 3 (approx. 233 sq m/2,508 sq ft. Garage 16.5 sq m/177 sq ft.



ground floor



first floor

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marc allen

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