



NEWBURY HOUSE

235 ANDOVER ROAD,
NEWBURY, RG14 6NG

FOR SALE





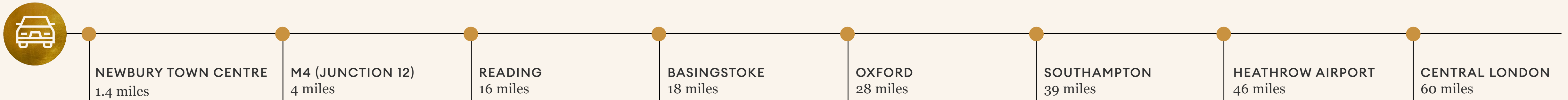
LOCATION

Newbury has a population of approximately 45,000 and is situated adjacent to the A34 trunk road and 2 miles to the south of Junction 14 of the M4 motorway, which are the two nearest major arterial routes. The town benefits from good road communications to Oxford (25 miles north), Winchester (25 miles south), Swindon (25 miles west) and Reading (20 miles east).

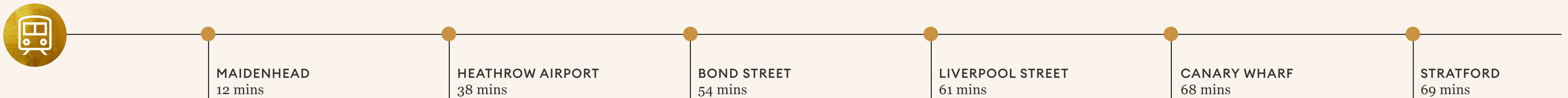
The town contains a comprehensive range of amenities, including retail, cultural and recreational facilities together with numerous independent traders. The town has a main line rail station with services to Reading and London (Paddington). The Elizabeth line connecting from Reading will offer further links to central London, the city and the east of London.



TRAVEL TIMES FROM NEWBURY



CROSSRAIL TRAVEL TIMES FROM READING



NEWBURY TOWN

45,000
POPULATION



HOME TO THE UK
HEADQUARTERS
OF VODAFONE



HOME TO
NEWBURY
RACECOURSE



HISTORICAL
TOWN



NAMED AS ONE OF
THE BEST PLACES IN
EUROPE FOR
BUSINESSES OF
THE FUTURE
(FINANCIAL TIMES)

45MINS
NEWBURY RAIL STATION TO
LONDON PADDINGTON

DESCRIPTION

A large former manor house dating from the mid 19th century of painted rendered brick elevations beneath a pitched slate tile covered roof with replacement UPVC double glazed fenestration.

The house has been converted in to 8 x 1 bed and 2 x 2 bed self-contained flats. Externally there is a communal car parking area, outbuildings and substantial grounds containing a range of mature trees. Within the demise is a separate 2 bed chalet bungalow of brick elevations, beneath a pitched tile covered roof.





SITUATION

The property is situated circa 1 mile to the southwest of the town centre on the A343 Andover Road in an established residential location, with a range of neighbourhood retail outlets in the immediate vicinity.

Location	Drive Times
Reading:	30 minutes
Basingstoke:	25 minutes
Winchester:	40 minutes
Woking:	1 hour
London:	1 hour & 30 minutes

GALLERY



ACCOMMODATION

Site area - the property extends to **1.33 acres**

Planning consent [REF: 22/01784/FULD] has been obtained for the redevelopment of the site to provide two new build detached 4 bed houses in the grounds, retention and conversion of the 10 flats all of which will be 2 bed, with external enhancement, demolition of the chalet bungalow, revision and improvement of the car parking, a new bike and bin store.

The site has potential for comprehensive redevelopment and alternative uses subject to successful planning permission.

PLANNING CONSENT FOR:



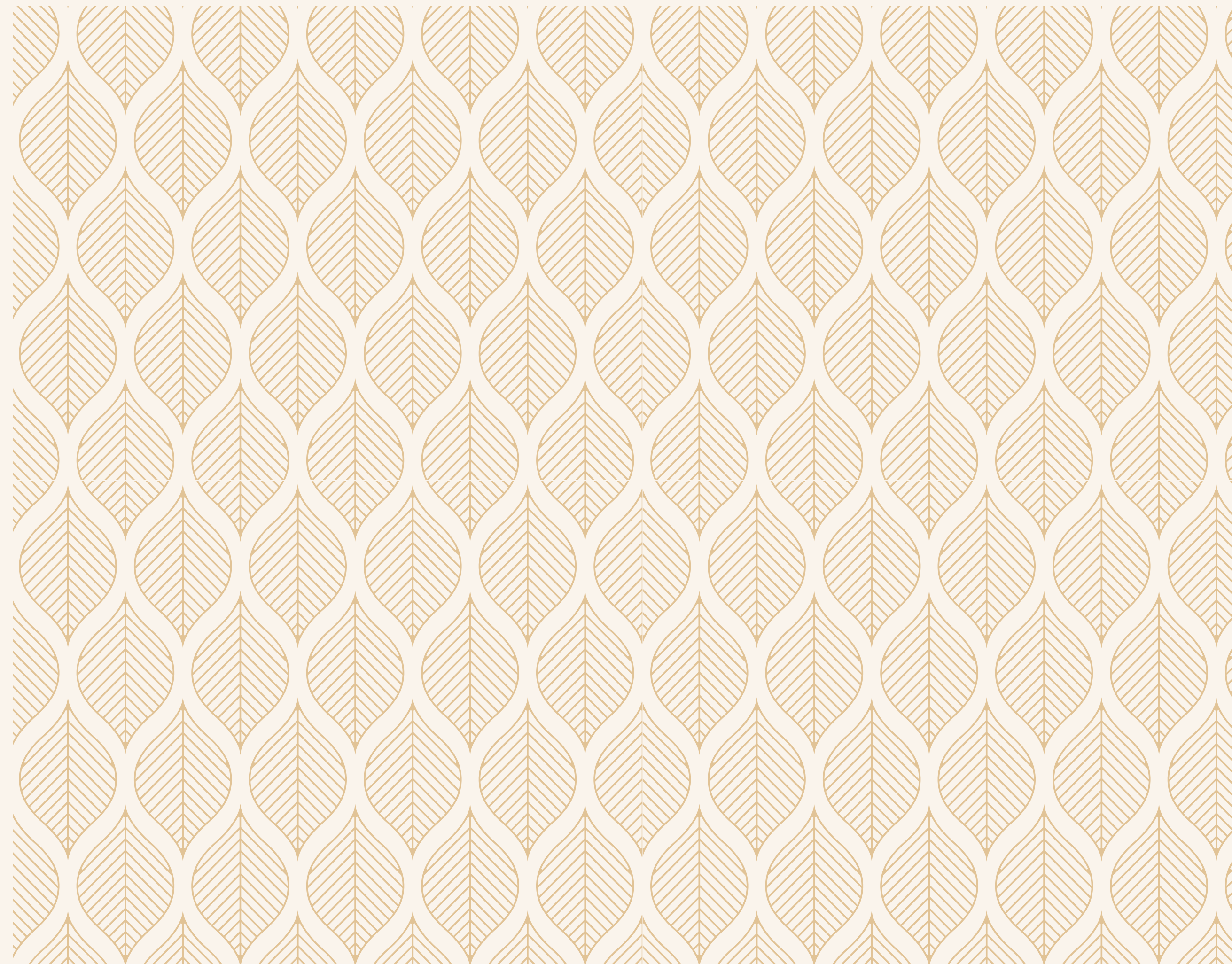
2x new build
detached 4
bed houses



Revision and
improvement of
the car park



Addition of
a new on-site
bike store



CONTACT

Please do not hesitate to contact one of our agency team to arrange a viewing or discuss the property in more detail.



AML

In accordance with AML regulations, the successful purchaser will be required to provide confirmation of the source of funding along with two forms of identification prior to exchange.



DATAROOM

Floorplans, EPC's, and supporting documentation is available on request from the dataroom.



PRICE

Offers from £1,750,000

VIEWINGS BY APPOINTMENT



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