

Myddelton&Major

FREEHOLD



A superb level building plot situated in the rural location of Palestine with Planning Permission for a stunning 5 bedroom detached house & garage



The Old Coach Works, Salisbury Road, Palestine, SP11 7EQ

Dwelling of approximately 3,089sq.ft (excluding basement) & 0.50 acre garden

Bedrooms: 5 Bathrooms: 2 Receptions: 4

Situation

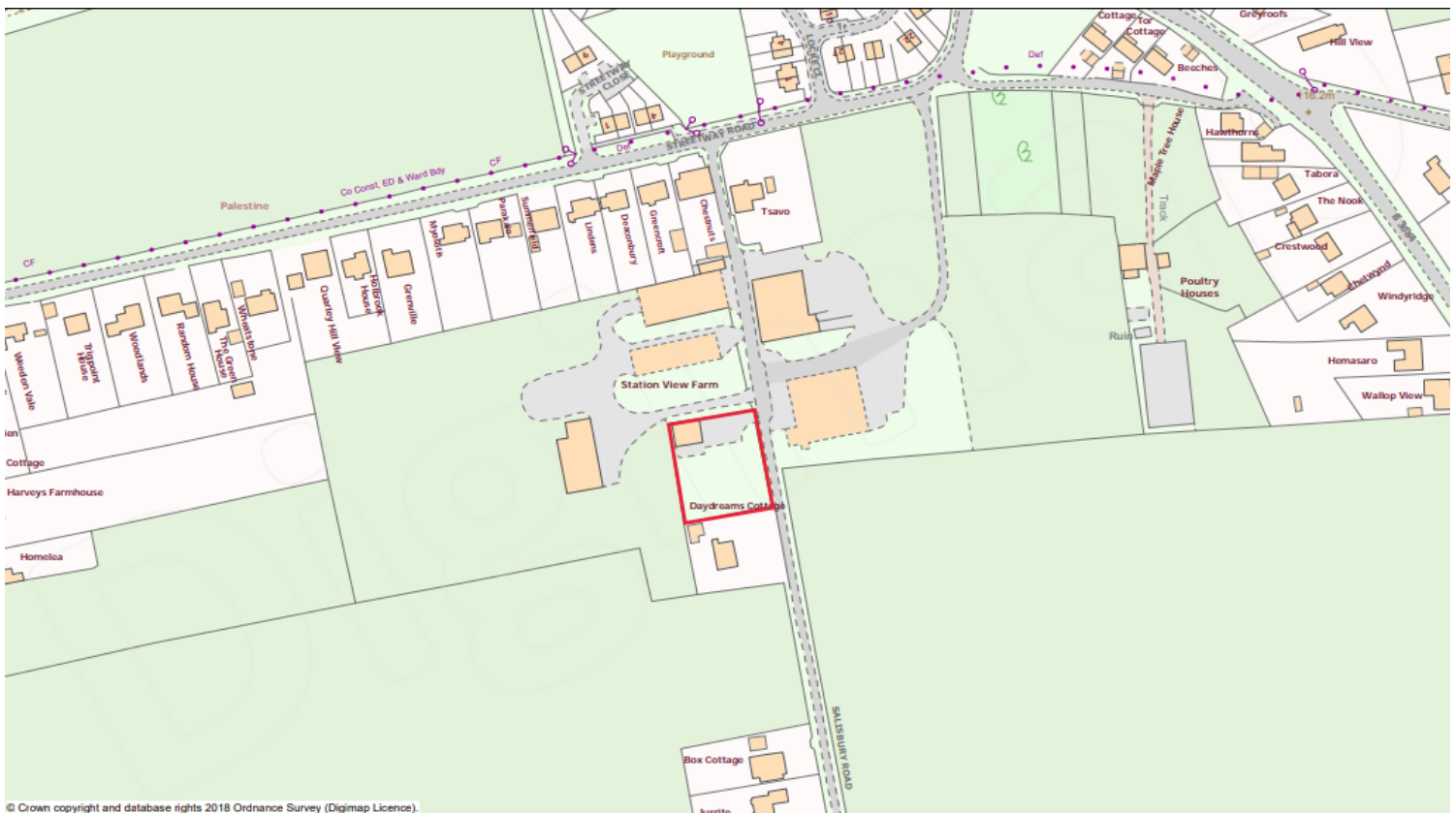
The rural hamlet of Palestine is situated approximately 2 miles from the village of Grateley which has a primary school and church. There is a main line railway station at Grateley which is approximately 400yds from the building plot which provides a direct train service to London (Waterloo). The market town of Stockbridge lies approximately 8 miles distant and offers an excellent range of independent shops and restaurants, Church and secondary and primary schools. The Cathedral cities of Winchester and Salisbury are within easy travelling distance. The A303 provides convenient access to London and the West country.

The area is surrounded by beautiful countryside with country pursuits including walking, horse riding, shooting and fishing on the River Test.

There are also very good educational facilities in the area with State and Secondary schools in Andover, Stockbridge, Winchester and Salisbury, as well as a good range of Private schools including Farleigh in Red Rice and Rookwood in Andover.

The Site

The building plot is located off Streetway Road. The extent of the plot is shown edged red on the plan below. It is a level plot and amounts to about 0.5 of an acre (0.2 hectares).



Planning

The planning consent provides the opportunity for a five bedroom detached modern dwelling with a basement and with a double garage.

The Planning Permission also allowed for the demolition of an existing building. Planning Permission was granted in 2018 and subsequently Certificate no. 21/01062/CLEN certifies that the existing development (18/01070/FULLN) has been lawfully implemented due to a material operation on site having commenced prior to the expiry of the Planning Permission. As such nitrate and CIL contributions are not required.

Community Infrastructure Levy (CIL) Form 7 : Self Build Exemption Claim Form-Part2 to be submitted within 6 months of completing the self build dwelling.

All enquiries should be directed to:

Planning department, Test Valley Borough Council.

Tel: 01264 368000

Planning Application Ref: 18/01070/FULLN, 18/02154/VARN & 21/01062/CLEN

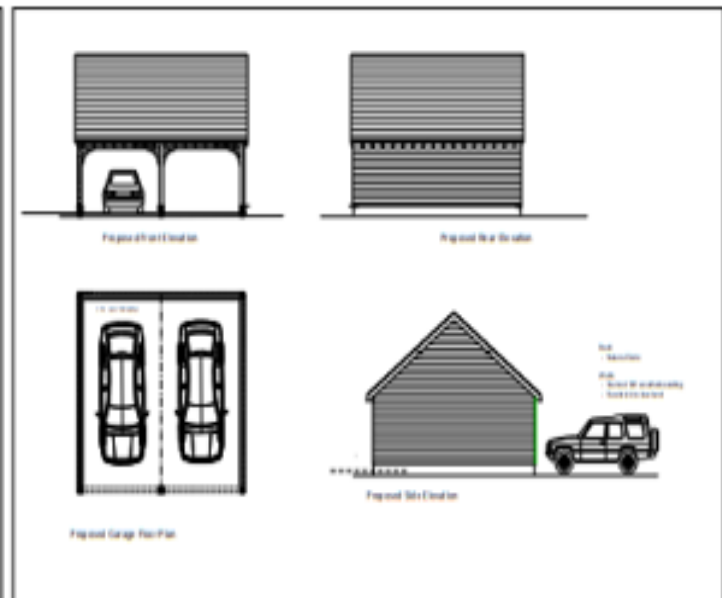
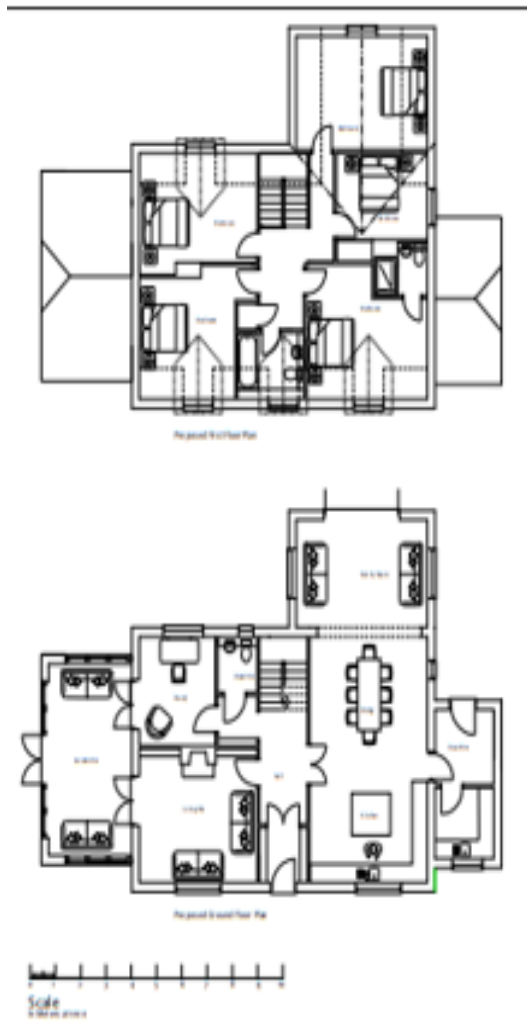
Proposed Accommodation

Ground Floor - Entrance hall, Cloakroom, Sitting room, Kitchen/Dining room, Family room, Study, Garden room, Boot room.

First Floor - Main bedroom with en-suite, 4 further bedrooms, Family bathroom.

Basement- 1,200 sq ft

Outside/Grounds - Detached double carport. A garden of approximately 0.50acre



PRELIMINARY SCHEME DRAWING

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| BUILDING DESIGN SERVICES 100-1001 TAYLOR STREET 100-1001 TAYLOR STREET DUBLIN 15 T: 01 272 2222 |
| Project: OLD COOK NORTH, PALESTINE |
| Drawn: PROPOSED SHELLING PLUMB, ELEVATIONS SITE LAYOUT |
| Scale: 846 / 10 B |

Tenure

Freehold

Guide Price

Offers around £500,000

Nitrate and CIL Contributions

We have been advised that no nitrate payment is required because the original planning consent (18/01070/FULLN) was granted in 2018 and that consent was implemented and confirmed on the 13th April 2022. A CIL repayment will be required in the sum of £43,233.24 unless the purchaser seeks self-build relief for the CIL from Test Valley Borough Council. The current owner has agreed self-build relief for CIL, but any prospective purchaser must ask the Test Valley Borough Council if the self-build relief can be transferred. This usually applies to a self-builder or owner-occupier.

Services

We have been advised that Mains electricity and water are available, there will be private drainage. Caution: The services mentioned in these particulars have not been tested or fully clarified and hence, we cannot confirm they are in working order.

Energy Performance & Ecology

In accordance with Part LIB of the Building regulations, the proposal will be constructed to attain the relevant standard of energy efficiency. The application is supported by Ecological Reports prepared by All Ecology.

An information pack is available on request.

Viewings

Strictly by appointment only, please contact Myddelton & Major to arrange any viewings on 01264 810 400 or via email at stockbridgeresidential@myddeltonmajor.co.uk

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