



## Residential development site with two existing cottages

Land and two cottages off Worlds End, Beedon, Newbury, RG20 8SE



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A rare opportunity to acquire two attractive cottages as well as a development site for a 4-bedroom detached dwelling in the sought-after rural village of Beedon

A34 within 2 miles/ M4 2.5 miles/ Newbury 7 miles/ Oxford 20 miles (distances approximate)

FOR SALE BY PRIVATE TREATY

In all about 0.27 acres (0.11 hectares)



PROPOSED FRONT VIEW



PROPOSED REAR VIEW

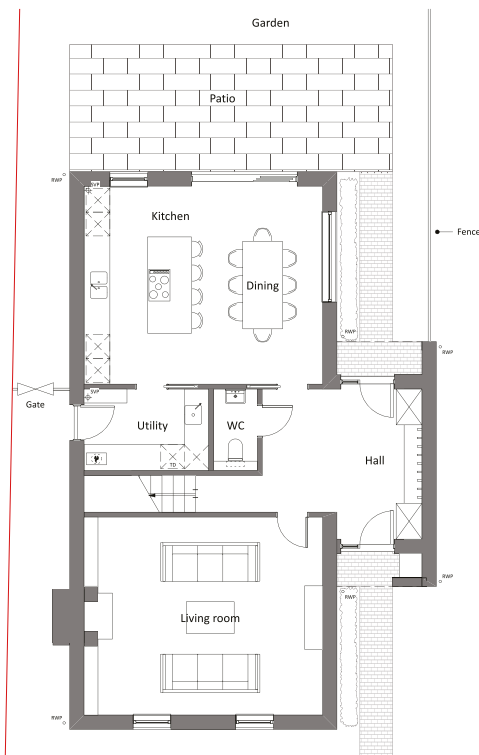
### DESCRIPTION

Currently occupying the site are a pair of traditional estate cottages constructed of red brick under a tile roof, both of which require full renovation and refurbishment. The cottages are set within a good sized plot which extends to the south (and includes the site of the consent for the additional new dwelling).

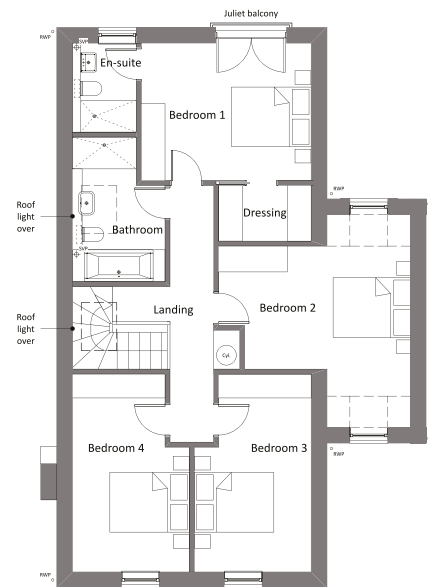
The cottages' accommodation is shown on the floor plans. No 54 is mid-terrace and currently provides 3 bedrooms plus a box room on the first floor with a kitchen, bathroom, sitting room and dining room on the ground floor. No 56 is at the end of the terrace and has 2 bedrooms on the first floor with a kitchen, bathroom, sitting room on the ground floor along with 3 interconnected storage rooms. Both properties are in considerable need of improvement but do offer character throughout, with exposed wooden beams and open fireplaces in well-proportioned reception rooms and bedrooms.

In addition to the two cottages, Planning Permission was granted on 20th May 2025, for the construction of a further detached 4-bedroom dwelling with associated car port.

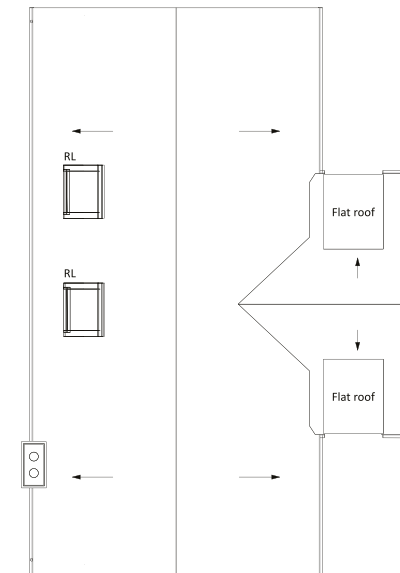
The sale provides potential to restore the two cottages as well as create a new-build family home. Ideal for developers, investors or multi-generational lifestyles.



**PROPOSED GROUND FLOOR PLAN 1:100**



**PROPOSED FIRST FLOOR PLAN 1:100**



**PROPOSED ROOF PLAN 1:100**

## LOCATION

The property is located in an area of outstanding natural beauty in the hamlet of Worlds End, just south of the small downland village of Beedon which has a 13th century church, pub/restaurant and primary school. Worlds End is within the catchment area for The Downs School, a well regarded secondary school and Sixth Form. The property also has convenient access to Newbury town (7 miles south) which offers a comprehensive range of shopping, leisure and educational facilities as well as being home to Newbury Racecourse. Newbury railway station provides a direct line to London Paddington within 55 minutes and Central London via the Elizabeth Line (via Reading). There are also excellent road links from the property being just 2 miles from the A34 and M4 motorway intersection providing a convenient commute for those working in Reading, Oxford, and Southampton.

## DIRECTIONS

If approaching the property from the M4, take junction 13 (Chieveley) and head north towards Oxford/A34. Prior to merging onto the A34 take the slip road on the left (signposted towards Chieveley, Hermitage, Beedon). At the junction, turn left onto Graces Lane and take the immediate next right onto Oxford Road. Follow Oxford Road for approximately 1.8 miles. Turn right onto Old Bothampstead Road and follow on for roughly 100 yards. The property will be found, set back from the road, on the left.

## WHAT3WORDS

The site will be found at what3words:  
 ///protest.crumples.escapades

## PLANNING

Planning permission was granted on 20th May 2025, reference number 24/00498/FUL, for a detached dwelling with associated car port. The consent is subject to 18 conditions and details can be found on West Berkshire Council Planning Portal.

The development will provide approximately 178 sq m (1,915 sq ft) Gross Internal Area. The permission allows the construction of a spacious and striking house as shown on the enclosed floorplans and elevation drawings. The accommodation will briefly comprise a detached house with four bedrooms, one en-suite and a family bathroom on the first floor, and a large, open plan kitchen and dining area with a separate living area and WC on the ground floor.





#### SERVICES

Purchasers are to make their own investigations regarding the connection of services, although the Vendors believe that mains electricity, drainage and water should be available.

#### COMMUNITY INFRASTRUCTURE LEVY

CIL will be payable unless a purchaser qualifies for an exemption. For example, If the project is a self-build, then subject to meeting certain criteria it may be possible to obtain an exemption. The CIL reference number is LN00003312, and the amount payable has been assessed as £39,857.94.

#### LOCAL AUTHORITY

West Berkshire Council [www.westberks.gov.uk](http://www.westberks.gov.uk). The planning permission is available on the planning portal of the website, reference number 24/00498/FUL.

54 Worlds End is Council Tax Band D and 56 Worlds End is Council Tax Band C.

#### METHOD OF SALE

The site is available for sale by private treaty.

#### TENURE AND POSSESSION

Freehold with vacant possession on completion.

#### PLANS

Plans included within these particulars are based upon architect's drawings or on Ordnance Survey data and are for reference and identification purposes only. All measurements and distances are approximate.

#### ACKNOWLEDGEMENT

We are grateful to Absolute Architecture for allowing the reproduction of their drawings within these particulars. [www.absolute-architecture.co.uk](http://www.absolute-architecture.co.uk)

#### VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT then such tax will be payable in addition.

#### VIEWINGS

Strictly by appointment with the Agents. Please contact Kevin Prince or Charlotte Bailey to arrange your inspection.

#### HEALTH AND SAFETY

We ask you to be as vigilant as possible to any potential risks when making your inspection. Please do not park vehicles in any way that could cause an obstruction to neighbouring properties.

#### FOR FURTHER INFORMATION

Please contact:

**Kevin Prince**

T: 01235 862888

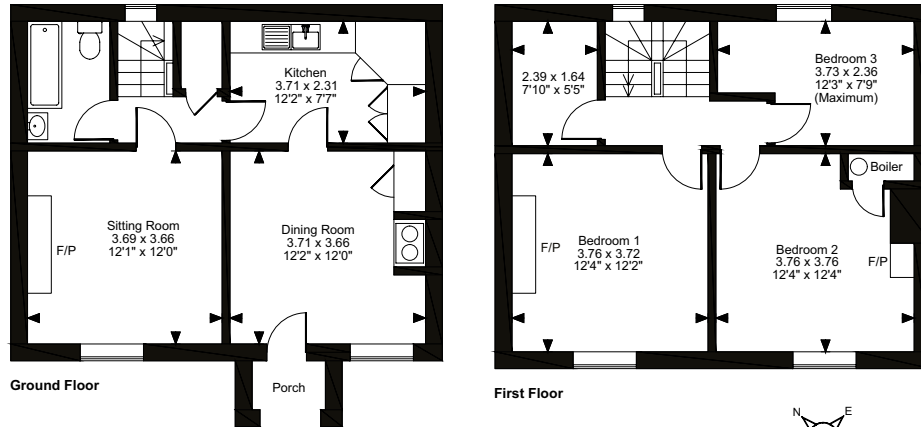
E: [kevin.prince@brown-co.com](mailto:kevin.prince@brown-co.com)

**Charlotte Bailey**

T: 01235 862888

E: [charlotte.bailey@brown-co.com](mailto:charlotte.bailey@brown-co.com)

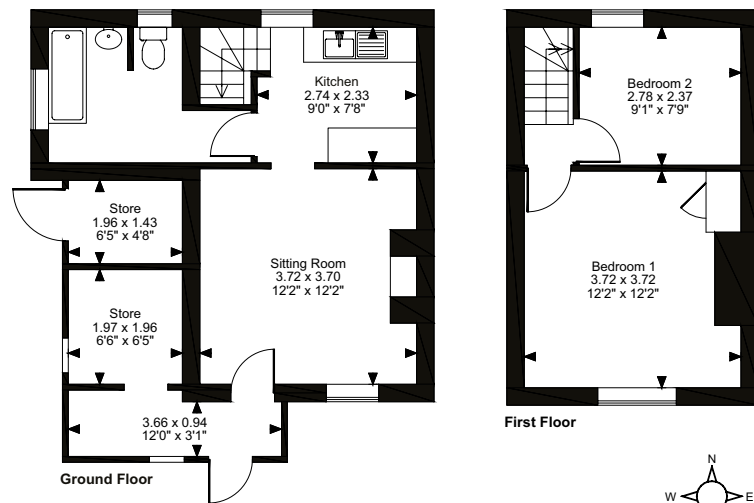
**Worlds End, Newbury**  
Approximate Gross Internal Area  
997 Sq Ft/93 Sq M



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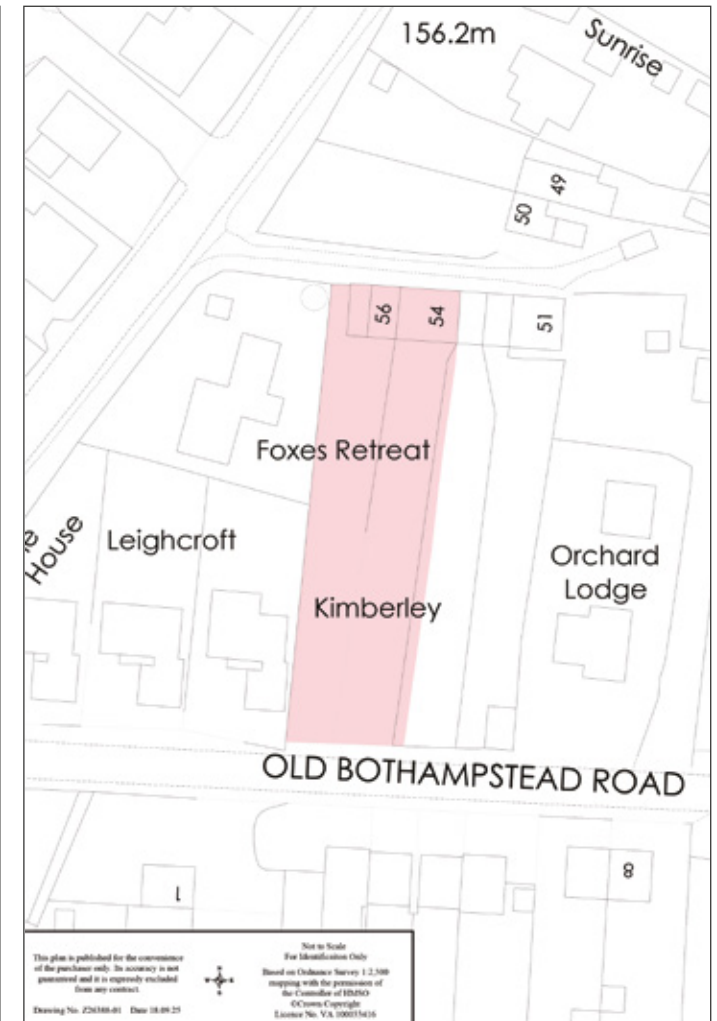
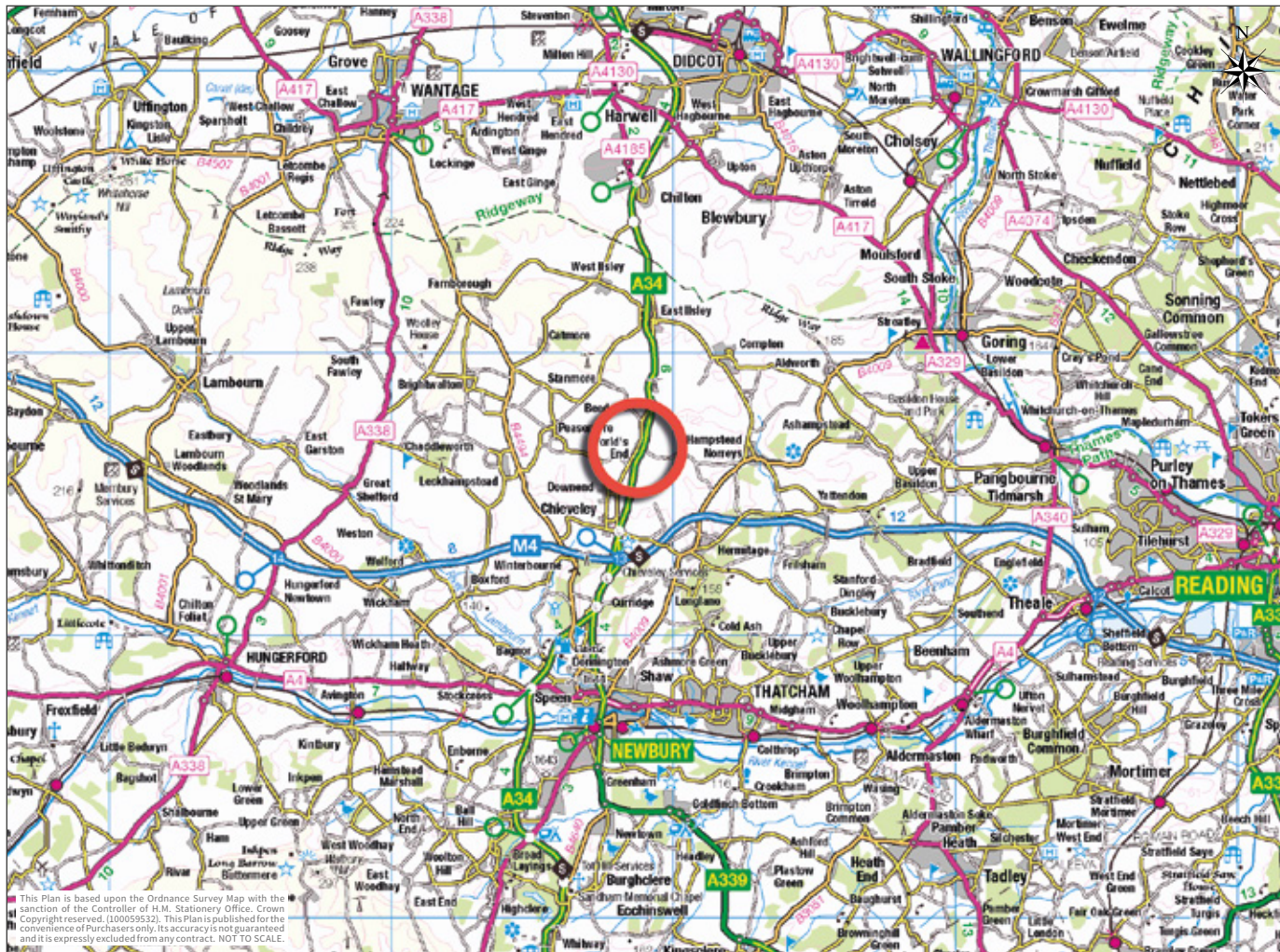
**Worlds End, Newbury**  
Approximate Gross Internal Area  
Main House = 643 Sq Ft/60 Sq M  
Store = 30 Sq Ft/3 Sq M  
Total = 673 Sq Ft/63 Sq M



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