



LAND AND COTTAGES AT ST. MARY BOURNE

Andover SP11 6BT



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St.Mary Bourne, Andover, SP11 6BT

Basingstoke 15 miles | Newbury 17 miles
Reading 17.3 miles

London Waterloo from Basingstoke 1 hour
London Paddington from Newbury 1 hour
(Mileages and times approximate)

A wonderful opportunity to acquire an attractive parcel of land, two cottages, a residential development site and fishing in the beautiful Bourne Valley.

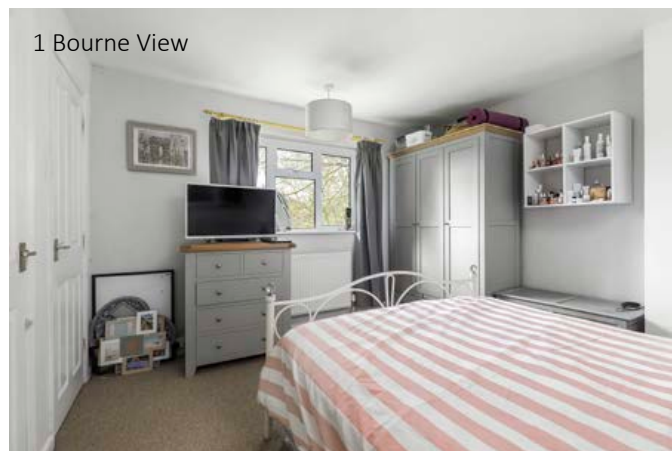
For sale as a whole or in two lots.

Lot 1 – A pair of 3-bedroom semi-detached cottages in generous gardens and surrounding paddock land. In all about 2.62 hectares (6.48 acres). Guide price of £1,100,000.

Lot 2 – 2.46 hectares (6.08 acres) of land to the east of Lower Link, comprising a building site with planning permission for a pair of 3-bedroom cottages (0.25 acres), pastureland and approximately 221m (242 yards) of single bank fishing. Guide price of £390,000.

Guide price: £1,500,000

In all about 5.05 hectares (12.48 acres)





Land and Cottages at St. Mary Bourne

An exciting and truly unique opportunity within the desirable village of St. Mary Bourne to purchase an attractive block of 5.05 hectares (12.48 acres) of land, a pair of semi-detached cottages, a residential development site with planning to build a pair of three-bedroom cottages and fishing. For sale by private treaty. The land is split neatly into two blocks of just over 2.42 hectares (6 acres) and affords magnificent views across the surrounding countryside.

1 and 2 Bourne View Cottages

1 and 2 Bourne View are a pair of 3-bedroom semi-detached cottages, set within an elevated position enjoying far reaching views. The cottages are both well-presented and consist of a sitting room, dining room, kitchen, utility room and WC. On the first floor there are three bedrooms, two of which are good double bedrooms and a family bathroom. The cottages sit centrally within generous gardens which are laid to lawn. There could be potential, subject to planning, to extend the cottages further or potentially create one single, larger dwelling, on the site.

Land

The land to the west of the road which surrounds the cottages is pasture, which rises above the houses so has a gentle gradient. The field has stock fencing all around and a good access point onto the lane. In all about 2.62 hectares (6.48 acres). The land on the opposite side of the lane is again pasture which is fenced on three sides and flanked on the eastern boundary by the Bourne Rivulet. This portion of the land totals around 2.46 hectares (6.08 acres).

Development Site

Planning consent has been granted to construct a pair of new dwellings on a plot of 0.26 acres adjacent to the Bourne Rivulet, forming part of the land on the east of the road. The properties will



each have three bedrooms with an en-suite in the master bedroom, a family bathroom, living area, open plan kitchen/dining area, downstairs toilet and a generous southwest facing Garden. Planning reference 21/02050/FUL, <https://www.basingstoke.gov.uk/view-planning-applications>.

Fishing

There is approximately 221m (242 yards) of single bank fishing on the Bourne Rivulet. Given the popularity of this stretch of river amongst Trout purists, this has great potential to become an exciting beat.

Situation

The site offers a delightful and truly rural setting in the village of St. Mary Bourne located in the south of the North Wessex Downs AONB. The village is private and peaceful yet offers access to the A34 in a matter of minutes, with Basingstoke, Winchester and Andover within

easy reach, which all offer a wide variety of shops and services. The village itself offers a number of amenities including a farm shop, village shop, children's playground and two public houses, including the highly rated Bourne Valley Inn which is immediately adjacent to the site. Basingstoke railway station is within 15 miles and provides a fast and regular service to London Waterloo. Newbury is around 17 miles away which has a train service to London Paddington.

Schools in the area have a very good reputation, including Hurstbourne Tarrant Church of England Primary School, St. Mary Bourne Primary School and St. Gabriel's School, among others.

Leisure opportunities in the area include a number of pleasant walks in the surrounding countryside. The village also has a cricket and bowls club. Highclere Castle is nearby and there are a good range of shops, leisure and cultural facilities in both Newbury and Basingstoke.

1 Bourne View

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

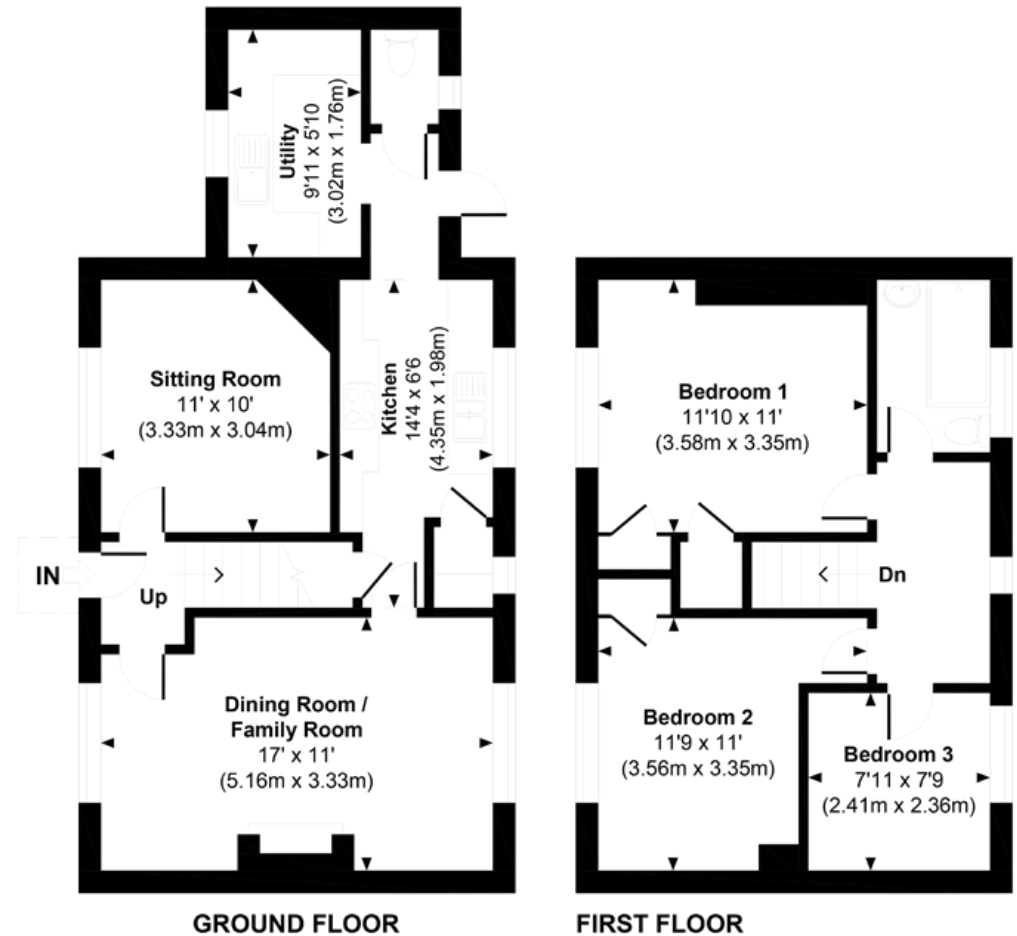
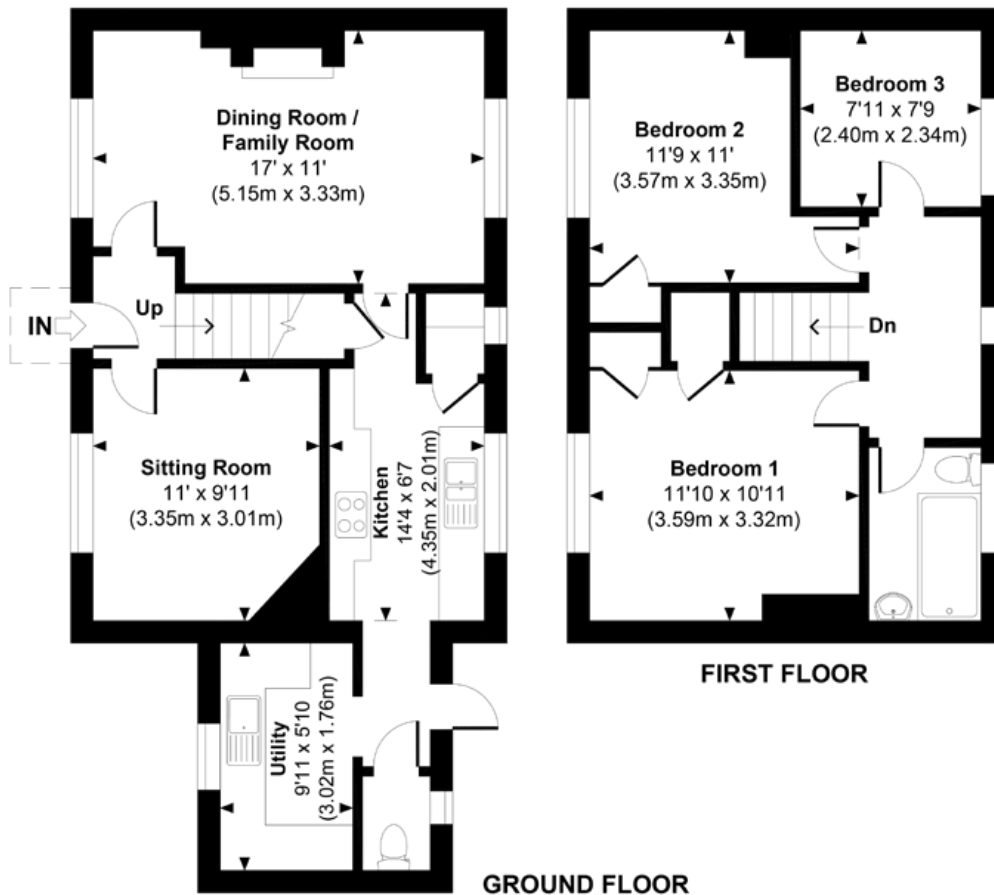
Bourne View
 Approximate Gross Internal Area
 Total = 977 Sq Ft / 90.80 Sq M



2 Bourne View

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Bourne View
 Approximate Gross Internal Area
 Total = 977 Sq Ft / 90.80 Sq M



GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale by private treaty.

Data Room

Please note that a data room has been created in relation to the development site, where all of the relevant planning and associated documents can be viewed. Please contact the agent for further information.

Rights of Way

There are no rights of way crossing the property.

Services

The houses have mains water, electricity and mains drainage. Oil fired central heating.

Broadband Availability

Full Fibre connection is available.

Mobile Phone Coverage

Good mobile phone coverage available (Ofcom).

Tenure

Freehold with the option of vacant possession, or with tenants in situ.

Overage

Please note that the land is subject to a development overage clause, please contact the agent for further information.

Local Authority

Basingstoke and Deane Borough Council.

Postcode

SP11 6BT

Directions

From Basingstoke, take the A339 northwest to Kingsclere. Upon reaching Kingsclere, drive through the town and exit to the south on the Winchester Road (B3051). Follow the B3051 for approximately 6 miles until you reach Cole Henly. Follow the Kingsclere Road south from Cole Henley and turn right onto Harroway, going over the A34. Approximately two miles along Harroway, you will reach a crossroad,

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signposting St. Mary Bourne to the right. Take this right and you will arrive in the village after approximately one mile.



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Viewings

By appointment with BCM Wilson Hill only.

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NB These particulars are as at May 2024



Lot 1

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