

For Sale

Ramsdell Road, Pamber End, Hampshire RG26 5GS



Offers in excess of £600,000

Freehold

An opportunity to purchase a 0.88 Acre site with planning consent for two
3 bedroom detached properties

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SIMMONS & SONS

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Description

This is a rare opportunity to purchase a 0.88 Acre development site for two, three bedroom detached dwellings with detached garages, each plot including garage has a GIA of 262m²

The site is situated in a very pleasant rural location.

The site currently has full Planning Consent issued by Basingstoke and Deane Borough Council under reference **23/01534/FUL**

Full details and a copy of the Approval Notice can be obtained from the Basingstoke and Deane Borough Council website.

The Property is situated between the popular North Hampshire hamlets of Pamber End and Pamber Green, on a quiet lane. The A340 which provides easy access to Tadley (approximately one mile to the North) and Basingstoke (approximately three miles to the South)

Directions

From Basingstoke take the A340 towards Tadley, after passing the Queens College Arms take a left turning onto Ramsdell Road, after approximately 500m take a right turn, the plot is approximately 330m on the right hand side before the new-build bungalow.

Postcode for the property is RG26 5GS

What3Words to entrance: **///feasting.whoever.aliens**

Method of Sale

The land is offered for sale by Private Treaty with Vacant Possession.

Access and Services

Access is off Ramsdell Road, there are no services to this plot at present but it is located next to recent residential development.

Rights of Way

There are no Public Rights of Way across the property.

Community Infrastructure Levy

This site is liable for CIL, calculated on a proposed gross internal floor area of 524m² (the Basingstoke and Deane 2024 CIL rate is £237.38/m²)

Local Authority

Basingstoke and Deane Borough Council

Civic Offices

London Road

Basingstoke RG21 4AH T: 01256 844844

Viewing— by appointment with:

Simmons & Sons—Henry Tett or Geoff White

12 Wote Street

Basingstoke

Hampshire RG21 7NW

Henry Tett MSc

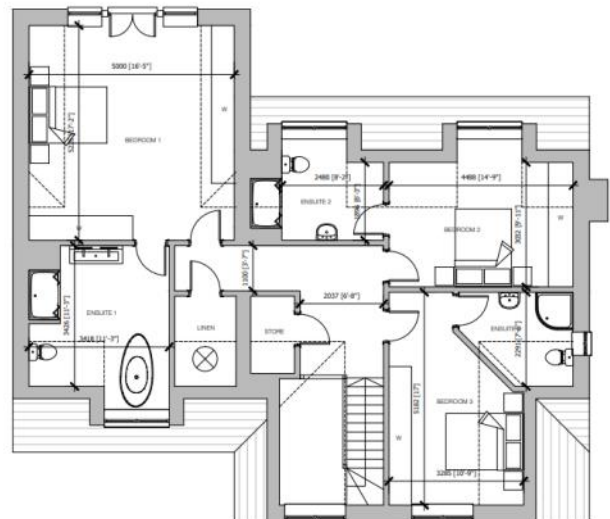
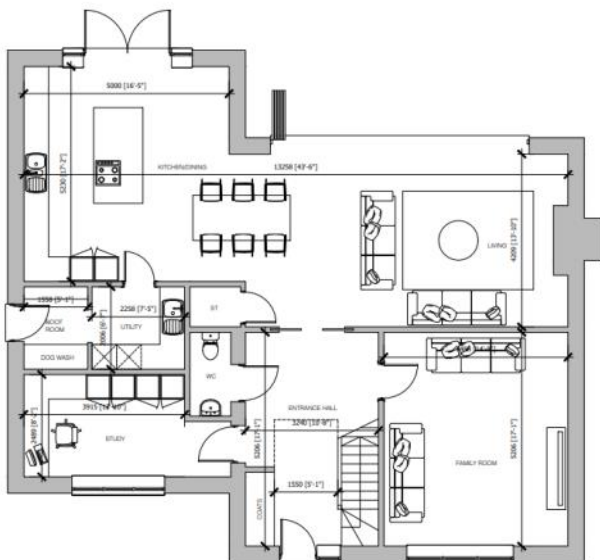
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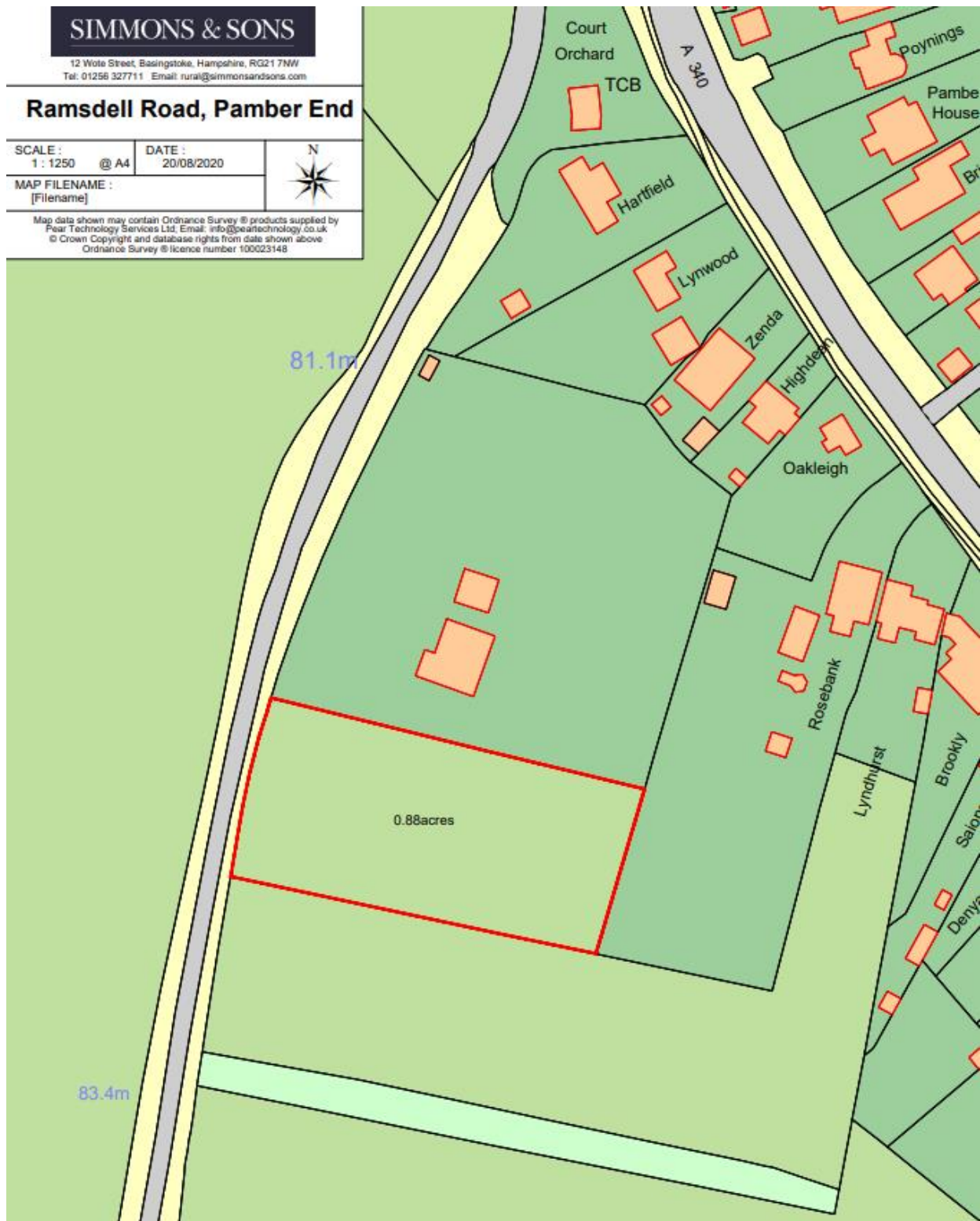
Site Plan



Proposed Elevations and Floorplans



Site Plan



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Ramsdell Road, Pamber End

SCALE: 1 : 1250 @ A4	DATE: 20/08/2020	N [North Arrow]
MAP FILENAME: [Filename]		

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