



# Plot at The Barn, Wolverton Common, RG26







## Plot of land at The Barn, Wolverton Common **RG26**

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Rare opportunity to obtain a substantial building plot with services and out line planning.



**Guide price:** £1,000,000

**Tenure:** Available freehold









The property is an open and level area that was previously the site of a commercial plant nursery. The footings of two greenhouse structures associated with the former nursery remain on the site, along with a large steel-framed barn.

The site has mains electricity and water, as well as private drainage. There is also fibre broadband in road and into the entrance. Covering approximately four acres, the property has access from Wolverton Road to the southwest.

There is outline planning permission for residential development, allowing for the construction of up to two dwellings.

The Basingstoke and Deane Planning Reference for this development is REF: 22/03265/PIP.







Services: Mains water and electricity. Private drainage. Fibre Broadband.

Local Authority: Basingstoke and Deane

Tax Band: N/a

Tenure: Freehold

Postcode: RG26 5RU

#### Location

The plot is located in the hamlet of Wolverton, which lies midway between the towns of Basingstoke and Newbury. Within the vicinity is St Catherine's Church, Hampshire Deli and Farm Shop, and Wolverton Village Hall. This is a rural location with local hamlets and villages in the vicinity that offer amenities, such as Charter Alley, Ramsdell and nearby Kingsclere (all within around 5 miles) which offer shops, including a butcher, post office, restaurants, public houses, a doctor's surgery and a veterinary surgery. More extensive facilities can be found in Newbury (12.8 miles) and Basingstoke (5.8 miles).

There is a regular rail service to London Waterloo from Basingstoke (from 42 minutes) and London Paddington from Newbury (from 40 minutes). The M3 and M4 are easily accessible.

There is choice of well-regarded independent schools in the area including Cheam, Elstree, Wellesley Prep, Bradfield. Further schools include Kingsclere Primary School, Ashford Hill Primary in Thatcham and Bishopswood Infant and Junior School in Tadley. The surrounding countryside is beautiful with plenty of footpaths and bridleways. (All distances and times are approximate.)



Approximately 4 acre plot

Outline Planning Site Plan



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We would be delighted to tell you more

<b>Hugo Wilson</b>	<b>Clive Moon</b>
01256 350601	01256 630976
<a href="mailto:hugo.wilson@knightfrank.com">hugo.wilson@knightfrank.com</a>	<a href="mailto:clive.moon@knightfrank.com">clive.moon@knightfrank.com</a>



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2025. Photographs and videos dated January 2025.

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