



**Connells**

Bradley Farm Berrywood Lane  
Bradley Alresford



# Bradley Farm Berrywood Lane Bradley Alresford SO24 9RY

for sale guide price  
**£600,000**



## Property Description

"The Bungalow" has been in the same family for decades and in its time was home for many generations, however with the property now very much in need of modernisation and improvement it is now being offered for sale as a development project. The accommodation offers spacious living, with the potential to extend (subject to planning) and has in fact been granted permission of removal and replacement with a stunning detached Family residence. Depending on the buyers requirements, there is scope to transform this once loved home into former decadence.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Planning Consent

Situated within an exclusive development of self-build plots at Bradley Farm in Alresford, near Basingstoke, this property offers a prime building plot with full planning permission for a luxurious five-bedroom detached property with a detached carport.

For more information relating to granted Planning please seek plans 13/01992/FUL. Or via link <https://publicaccess.basingstoke.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

To assist all with visualising the before and after product, innovative technology has been used to create a dynamic interactive image of the proposed build, please follow <https://www.charlesroberts.com/project/new-country-house-slider>

This plot is ideal for those looking to build a luxury family home in a highly desirable location.

N.B The images provided detail CGI artist impression of the approved planning design.

## Measurements

Entrance lobby- allowing space for coat and shoe storage

Inner hallway

Lounge - 15.9 x 14.10 max - Open fireplace, dual aspect windows, door to garden. Electric wall heater.

Family room - open plan to kitchen/diner - 14.7 x 13.06 max

Kitchen - "L" shaped kitchen/diner - 18.11 x 14.04 max - larder cupboard with emersion hot water tank within

Study/Home Office - 7.05 x 5.11 max

Bedroom 1 - 15.09 x 9.06 max (with plumbing for en-suite but not in use)

Bedroom 2 - 11.7 x 9.06 max - window to rear elevation

Bedroom 3 - 11.08 x 7.05 max - window to rear

Bedroom 4 - 14.09 x 9.04 max - plumbing for wash basin, window to rear

Bedroom 5 - 9.04 x 8.11 max

- Sewerage: Cesspit

- Broadband: not currently in use but available in area if installation is desired

- Structural issues: Roof to bedroom 1 (ensuite area) collapsed/in need to attention

- Surrounding boundary: There are 7 Self build plots under construction, all detached homes of individual design

- Known issues to property: Asbestos within roof structure/materials, Electrical updating required, some flooring to Kitchen may require assessment, Some previously mentioned structure attention required to bedroom 1, full survey would be advisable.



## Agents Notes











Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor prices (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any errors, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co

To view this property please contact Connells on

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EPC Rating:  
 Exempt

Tenure: Freehold

**view this property online** [connells.co.uk/Property/KSH105585](https://www.connells.co.uk/Property/KSH105585)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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