



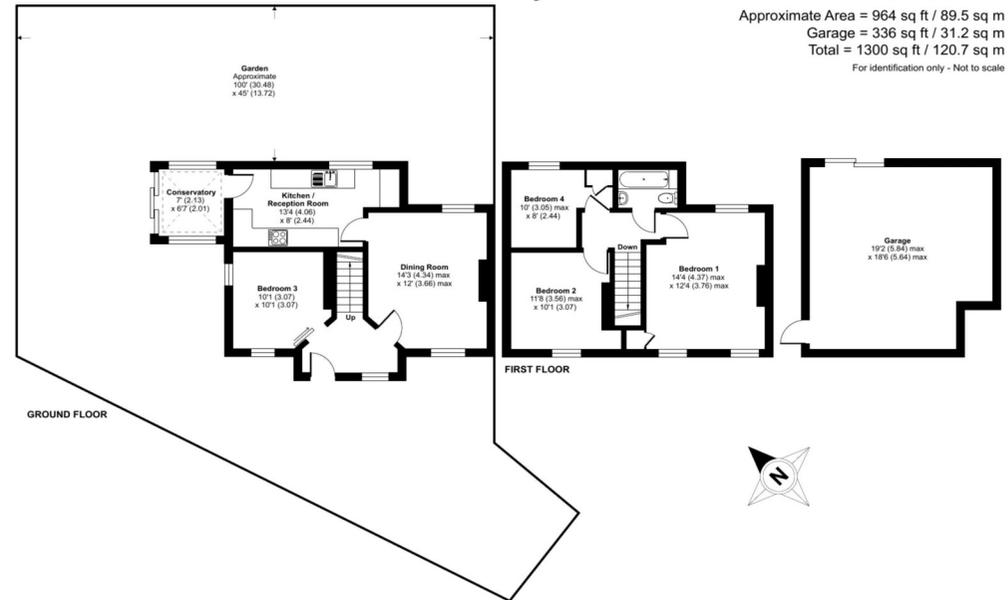
Potential building plot 4 & 5 Boyneswood Close Medstead, Alton, Hampshire, GU34 5EB

OIEO £1,100,000



Boyneswood Close, Medstead, Alton, GU34

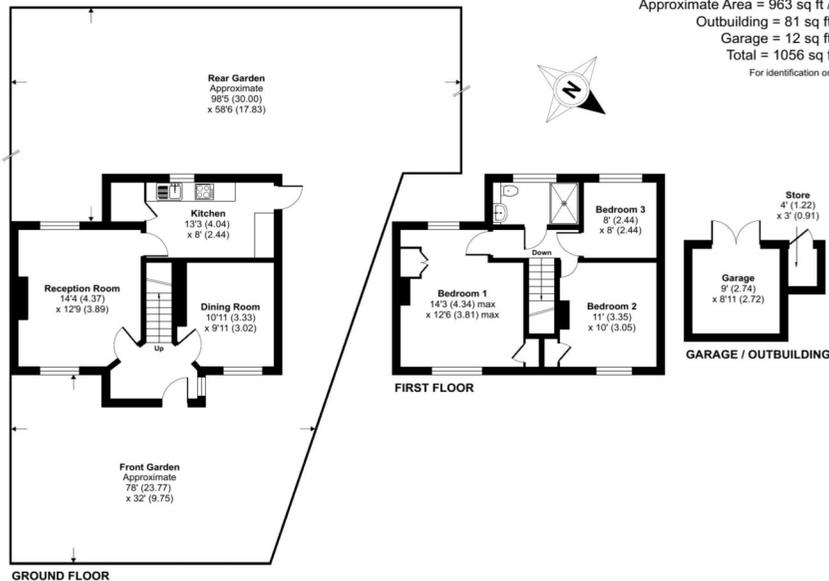
Approximate Area = 964 sq ft / 89.5 sq m
Garage = 336 sq ft / 31.2 sq m
Total = 1300 sq ft / 120.7 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/hcom 2024. Produced for Warren Powell-Richards. REF: 1153781

Boyneswood Close, Medstead, Alton, GU34

Approximate Area = 963 sq ft / 89.4 sq m
Outbuilding = 81 sq ft / 7.5 sq m
Garage = 12 sq ft / 1.1 sq m
Total = 1056 sq ft / 98 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/hcom 2024. Produced for Warren Powell-Richards. REF: 1153782



Potential building plot

4 & 5 Boyneswood Road, Medstead, Alton, Hampshire,
GU34 5EB

Price OIEO £1,100,000 Freehold

- Four Marks local shops within 0.4 mile
- Alton train station 7 miles
- Basingstoke 13.5 miles
- Winchester 13.8 miles

A fantastic opportunity to purchase this potential building plot located close to Chawton woods.

DESCRIPTION

These 2 semi-detached houses offer fantastic potential to expand given the large plots as well as the scope to build separate dwellings at the rear (STPP). Interested Parties are invited to offer for the land conditional upon the successful purchaser obtaining planning consent for residential development. The site is an extensive area of garden land with road frontage accessed via the 2 houses.

The purchaser will be responsible for discharging any Community Infrastructure Levies and associated payments as a result of a successful planning application.

Viewing is strictly by prior appointment with the sole agents, Warren Powell-Richards, Alton office, 01420 87379.

East Hampshire District Council, Penns Place, Durford Road, Petersfield, Hampshire GU31 4EX.
www.easthants.gov.uk Tel. 01730 266551



LOCATION

Boyneswood Close is located close to both Four Marks and Medstead village centres. Four Marks offers a good range of shops for convenience including Tesco, M&S Food, Co-op as well as a hair dresser, a bakery, The Naked Grape wine merchant and restaurants. Medstead has a church, public house, primary school, local shop and a number of clubs and societies. The well-regarded Medstead Church of England Primary School lies immediately south of the village, within close proximity to Butterflies Preschool, and a short drive from Eggar's secondary in nearby Alton. Outdoor pursuits include walks in ancient woodland with a network of footpaths over the varied landscapes, as well as riding and rambling which are all available. Road and rail links are provided by the M3 motorway and Alton train station with a regular service to London Waterloo.

DIRECTIONS

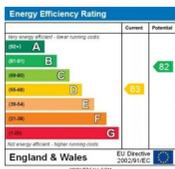
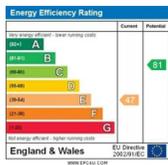
From Alton, take the A31 towards Winchester. Upon entering Four Marks, turn right after Charters Close signposted Medstead onto Boyneswood Road. Boyneswood Close will be found on the right hand side. Numbers 4 & 5 Boyneswood Close are in the left hand corner.

COUNCIL TAX

Both houses Band B - East Hampshire District Council.



VIEWING



Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.