

For Sale

Fair Oak Poultry Farm, Little London RG26 5EX



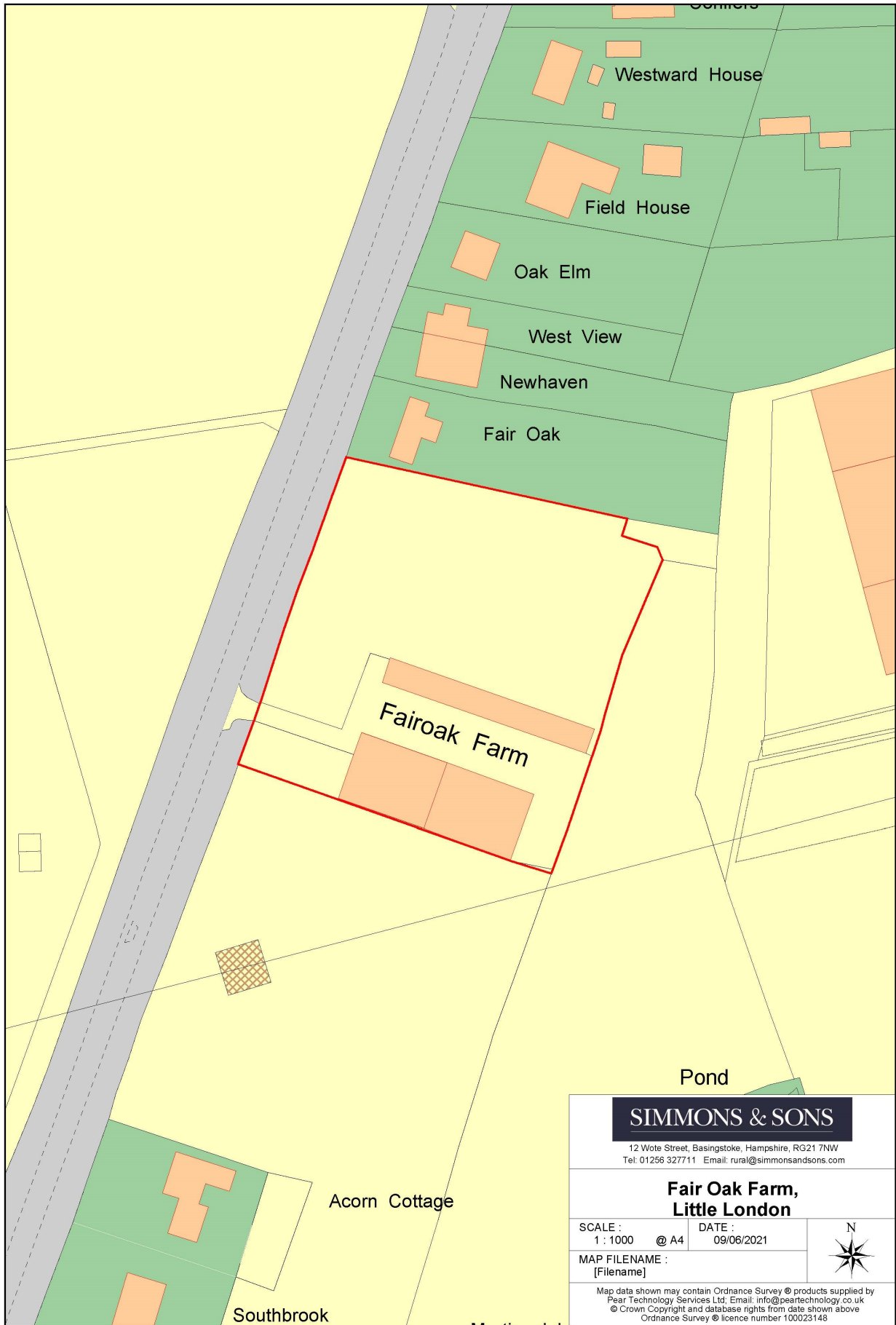
An opportunity to purchase a development site with Detailed Planning
Consent for five houses

Offers in excess of £1,000,000

sales • lettings & management • commercial • development • rural

SIMMONS & SONS

www.simmonsandsons.com



SIMMONS & SONS

12 Wote Street, Basingstoke, Hampshire, RG21 7NW
 Tel: 01256 327711 Email: rural@simmonsandsons.com

**Fair Oak Farm,
 Little London**

SCALE : 1 : 1000 @ A4 DATE : 09/06/2021

MAP FILENAME : [Filename]



Map data shown may contain Ordnance Survey © products supplied by
 Pear Technology Services Ltd, Email: info@peartechnology.co.uk
 © Crown Copyright and database rights from date shown above
 Ordnance Survey © licence number 100023148

Description

This is an opportunity to purchase a small development site of only five properties on the edge of the village of Little London in a popular semi-rural location. The plot has a site area of about 0.34 hectares (0.84 acres) and comes with detailed planning consent under Basingstoke and Deane Borough Council reference 20/02658/FUL dated the 21st April 2021.

The site is located about one mile from the A340 linking Basingstoke and Tadley.

Planning Consent is currently granted in detailed form for the construction of a pair of semi-detached and three detached houses. Their approximate internal floor areas are as follows:

- Plot 1 Four Bedroom Detached House - 1,708 ft²
- Plot 2 Three Bedroom Semi-Detached House - 929 ft²
- Plot 3 Two Bedroom Semi-Detached House - 802 ft²
- Plot 4 Three Bedroom Detached House - 2,218 ft²
- Plot 5 Four Bedroom Detached House - 3,297 ft²

Detailed plans are available on Basingstoke and Deane Borough Council website.

An Arboricultural Impact Assessment has been prepared which is on the Basingstoke and Deane site and shows the majority of trees on the rear boundary are of no great quality and can be removed. The existing buildings on site form a concrete hardstanding with a corrugated asbestos covered steel barn and a timber chicken shed with a corrugated steel roof. There is also an old septic tank on site which is disconnected but does need to be removed from the site.

The site was the location originally of a poultry farm and the majority of the buildings are of some age and will need to be removed.

Directions

Take the A340 Tadley Road out of Basingstoke and at the Queens College Arms junction turn right into Bramley Road and ultimately fork left into Silchester Road, Little London.

Method of Sale

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

Access and Services

Access is directly on to Silchester Road and site access will be shared in its current position with all five properties. Drainage is to mains sewer and we believe the drainage runs along the rear boundaries of these properties and is easily accessible. Water is currently provided to the site, there is no gas available in Little London.

Rights of Way

There are no Public Rights of Way across the property.

Local Authority

Basingstoke and Deane Borough Council
T: 01256 844844

Viewing

Strictly by appointment with:

Simmons & Sons
12 Wote Street

Basingstoke

Hampshire RG21 7NW

Marc Blackmore T: 01256 331244 E: mblackmore@simmonsandsons.com



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

sales • lettings & management • commercial • development • rural

32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Sherdon House
Reading Road
Sherfield-on-Loddon
RG27 0EZ
T: 01256 882200

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151