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SIMMONS & SONS



The Granary, Minchens Court, Bramley RG26 5BH

Quality offices with consent for residential conversion

Offers In Excess Of £600,000

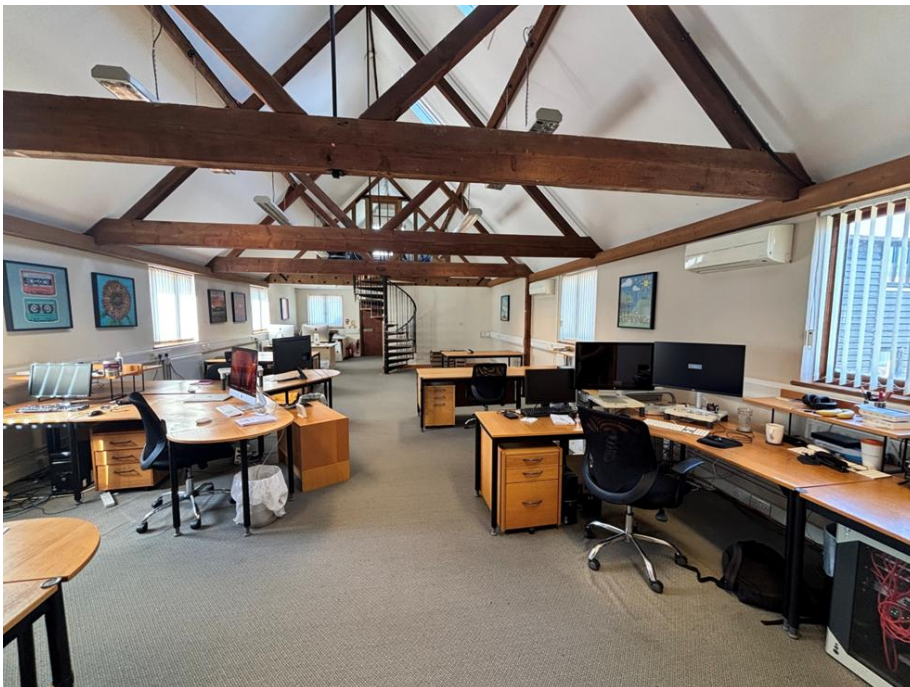
Freehold

The Granary, Minchens Court

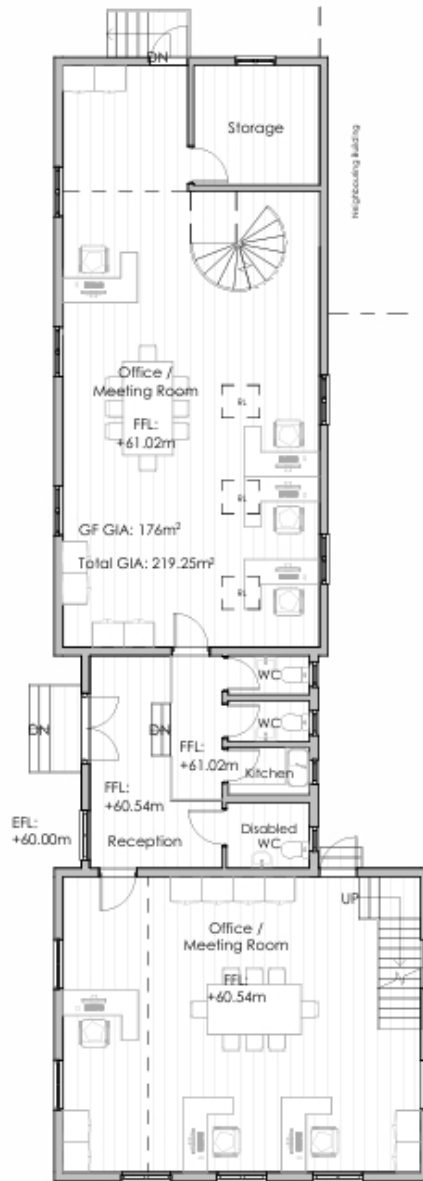
Bramley, RG26 5BH

A fantastic traditional barn located in the popular North Hampshire village of Bramley, currently in office use, providing 2,360sq ft of high quality office space benefitting from ample parking. Which also has approval for the conversion into 2 dwellinghouses totalling 2,955sq ft.

- Planning Consent under Application 26/00116/GPDMA (Application for prior approval of change of use from building used as commercial building to 2no, Class C3 dwellinghouses (Decision date 18/3/26).
- Local Authority: Basingstoke & Deane Borough Council.
- Click [HERE](#) for details of the planning.
- Great location on edge of Bramley village close to Basingstoke.

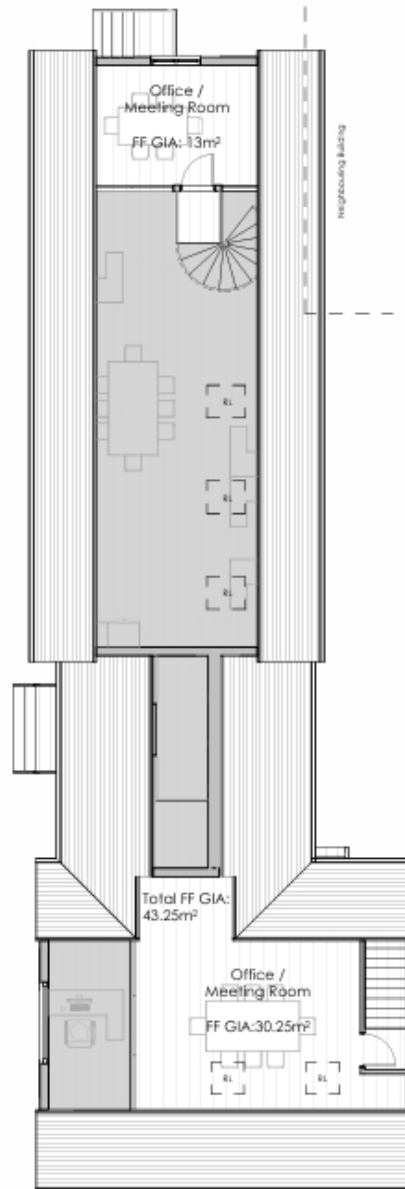


Existing Floorplan



1 Existing Ground Floor Plan

1 : 100



2 Existing First Floor Plan

1 : 100

Local Information

Located in the sought-after village of Bramley, this property benefits from a charming semi-rural setting, offering convenient access to local amenities and the larger shopping and leisure facilities of nearby Basingstoke.

Transport Links

Bramley railway station (less than 600m away) provides direct services to Reading and Basingstoke (London Paddington and Waterloo) with onward fast connections to London. Excellent road links via the M3 and M4

Services

Heating: Gas

Water: Mains water

Sewerage: Mains

Broadband: Superfast broadband



Proposed Floorplan



Local Authority: Basingstoke & Deane

Energy Performance Rating: C (Expired) EPC assessment is booked.

Rateable value: £26,750

VIEWINGS - Strictly by appointment only with Simmons & Sons - Basingstoke Development

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DIRECTIONS

From Basingstoke, go north on the A340 towards Tadley. Continue into Bramley. Entering the village, turn into Minchens Lane, Follow Minchens Lane for a short distance, where Minchens Court will be found on your left.

WHAT3WORDS

///steadier.nerve.plenty

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