



Wildmoor Lane, Sherfield-On-Loddon, Hook, RG27 0JD

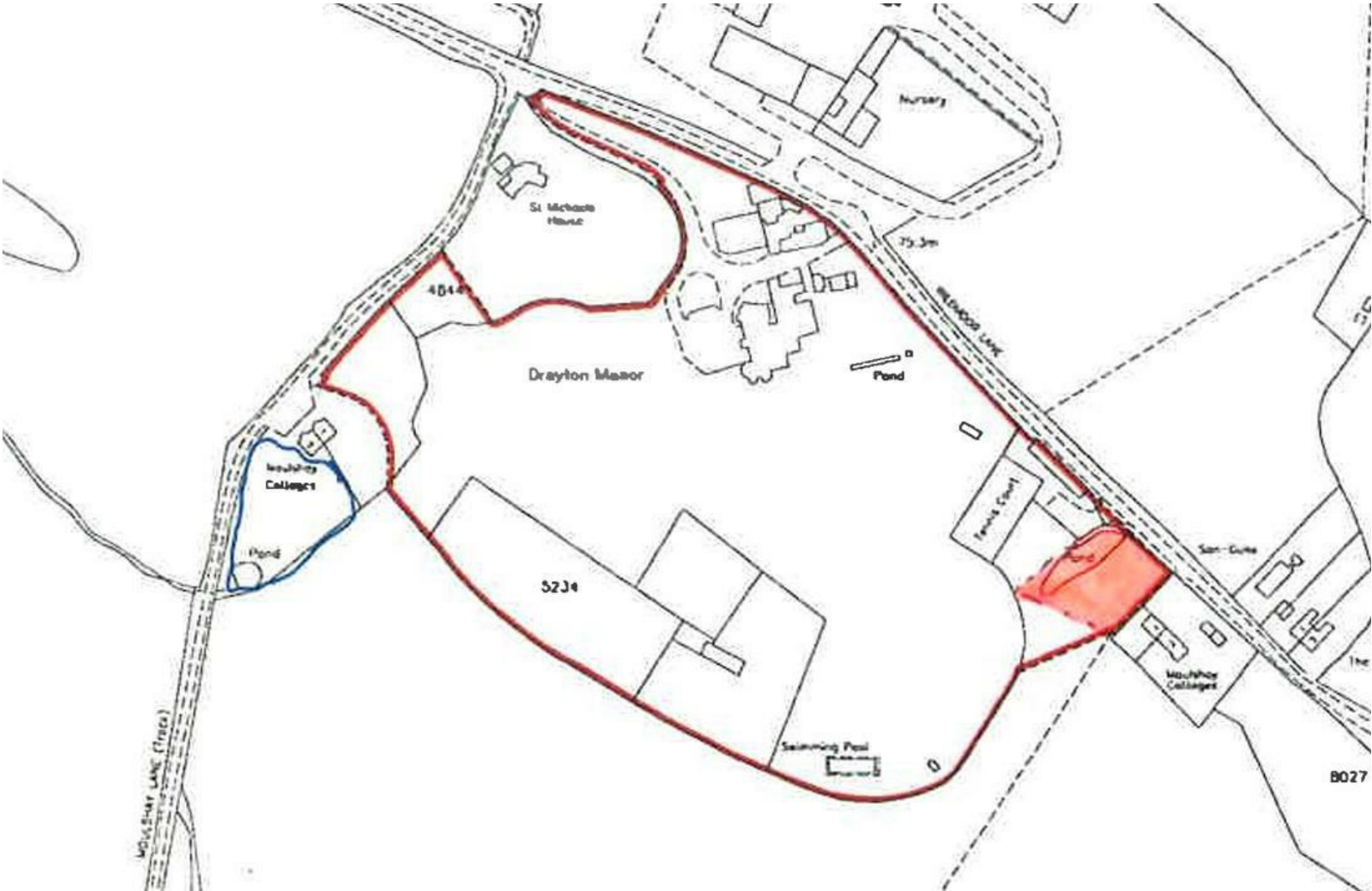
£225,000 - Freehold



A delightful parcel of land with development potential, subject to the relevant planning consents, backing onto open farmland, shown in photo 6. Offers are invited for the land on both an unconditional basis and conditional basis. An overage will be placed on the land on the basis of an unconditional offer being accepted. The land is currently held within a larger title and will require a new title to be registered by the buyer at the time of legal completion at the buyer's expense.

### Key Points and Features

- Potential Building Plot STPP.
- Plot Circa 0.22 Acre
- Non main Road
- Access to A33
- Backing onto Farmland
- Mature Location



**Location**  
Located away from a main road yet accessible Sherfield on Loddon with its village store, coffee shop and 3 public houses. Chineham shopping centre provides a large Tesco store, M&S food, Boots, Matalan and various other retailers. Basingstoke provides modern town centre shopping at Festival Place along with theatre, various eateries and a range of stores. The A33 provides access to M3 London and south coast, Reading, M4 to London and Wales. Basingstoke main line rail to London Waterloo in 45 minutes and from Bramley to Reading and London Paddington.

**Local Authority**  
Basingstoke & Deane Borough Council

**Tenure**  
Freehold

**Viewing Arrangements**  
Strictly by appointment.

**Extra Services**  
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

**AGENTS NOTE**  
The plan is indicative of the site as the area of land above is referred to circa 0.22 acre and is subject to a measured survey which our client may undertake. There is a public footpath to the left hand edge of the land, viewed from the road. Land ref 210/7/11 Hampshire Rights of Way, Hantsweb.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |