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SIMMONS & SONS



Development Plot-Ashford Hill Road, Headley RG19 8AJ

Offers in excess of £850,000

Plot with planning consent for 5 bedroom 4,175 Sq ft contemporary home
(Red line for illustrative purposes only)

Freehold

Plot of land at Ashford Hill Road, Headley RG19 8AJ

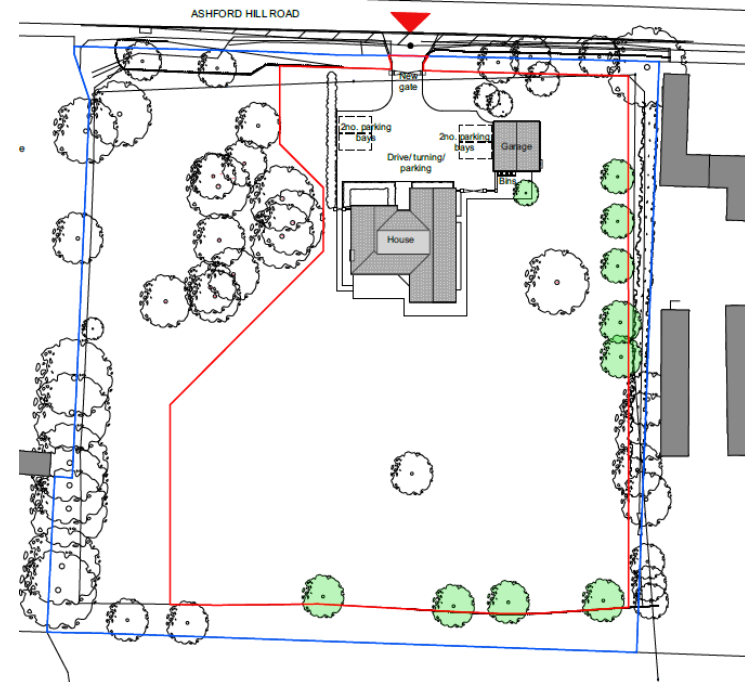
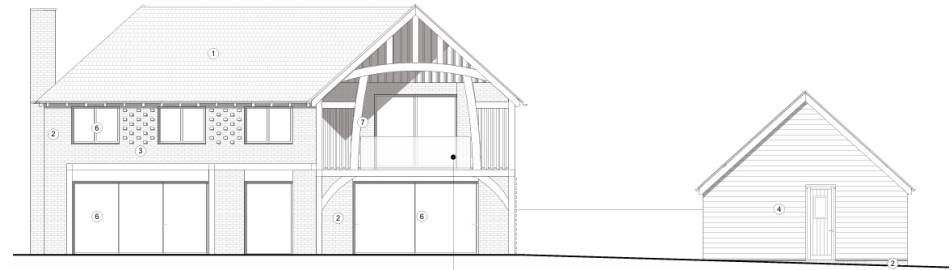
The Plot extends to 1.92 acres and has the benefit of planning consent for a five bedroom 4,175 sq ft contemporary home and separate detached double-garage.

- Full Planning Consent under Application **24/01035/FUL** (Granted on 5th February 2026).
Local Authority: Basingstoke & Deane Borough Council.
Click [HERE](#) for details of the planning.
- Great location on edge of village between Newbury and Basingstoke.
- Benefits from the Basingstoke & Deane single plot CIL exemption.

The site offers a rare opportunity to build a five bedroom detached property in this sought after location on the edge of the village of Headley.

The proposed ground floor accommodation comprises a entrance hall leading on to two receptions and large open plan kitchen/living/dining room with access to the rear terrace through bifold doors. Additional ground floor accommodation includes a study/utility room and a cloakroom.

On the first floor is the principal bedroom, with ensuite facilities and dressing room, and opens onto a large balcony with views over the site and land beyond. There are four further bedrooms two of which have ensuite shower rooms supplemented by a family bathroom & a study.





Local Information

Recreation

Golf nearby at Sandford Springs, horseracing at Newbury.

Transport Links

The A339 provides easy access to Newbury and Basingstoke. Good transport links from Newbury (direct train line to London Paddington) and Basingstoke (Direct train line to London Waterloo).

Schools

Great schools in the area including Cheam less than a mile away; St Gabriels; Bradfield College and Pangbourne College.

General Remarks

Method of Sale: Private Treaty.

Tenure: Freehold with vacant possession.

Services

The site benefits from 2 electricity connections on site.

The proposed development includes in the installation of a Package Treatment Plant.

There is mains water running along the Ashford Hill Road.

It is understood Superfast Broadband will be available.

Purchasers should rely on their own enquiries.



FIRST FLOOR

VIEWINGS

Strictly by appointment only with Simmons & Sons - Development

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DIRECTIONS

From the A339, take the turning onto the Ashford Hill Road, the site is exactly half a mile on the right, just beyond "The Cedars"

What3words: [///nitrogen.fussy.stuffing](https://www.what3words.com/#!/nitrogen.fussy.stuffing)

Postcode RG19 8AJ

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