



**RESIDENTIAL DEVELOPMENT LAND**

Bramley, Hampshire



# RESIDENTIAL DEVELOPMENT LAND, THE STREET, BRAMLEY, HAMPSHIRE, RG26 5DE

- Basingstoke 6 miles
- M3 (j 6) 7 miles
- London Waterloo from Basingstoke from 45 minutes

Unit 1: 4 bedrooms. 183.6 sqm

Unit 2: 4 bedrooms. 194.3 sqm

Unit 3: 5 bedrooms. 287.3 sqm incl gge

Unit 4: 5 bedrooms. 287.3 sqm incl gge

## SITUATION

This excellent development site is located on the edge of this popular Hampshire village at the junction of The Street and Cufaude Lane, just outside the settlement policy boundary and close to the church. Located some 6 miles to the north of Basingstoke, Bramley is a thriving community with a primary school, a local shop, a bakery, a public house and a branch line railway station.

There is good access to the A33 which provides easy access to the M3 and M4 at Basingstoke and Reading respectively, and both these larger towns offer a comprehensive range of leisure, educational and recreational facilities. The branch line railway serves both Basingstoke (Waterloo about 45 minutes) and Reading (Paddington about 30 minutes).

## THE SITE

The site comprises an area of about 0.92 hectares (about 2.3 acres) situated on the south-western edge of the village. It is bordered to the north by The Street and to the east by Cufaude Lane, both of which are largely screened from the site by mature hedging. This is a greenfield site of permanent pasture which gently slopes from north to south. It is positioned adjoining the Conservation Area and just outside the settlement policy boundary.

## ABOUT 2.3 ACRES OF RESIDENTIAL DEVELOPMENT LAND WITH OUTLINE CONSENT FOR THE BUILDING OF 4 DETACHED DWELLINGS.



**Plots 3 & 4**

Approximate Floor Area = 288.9 sq m / 3110 sq ft  
(Including Garage / Excluding Void)



First Floor



Ground Floor

**Plot 2**

Approximate Floor Area = 198.2 sq m / 2133 sq ft



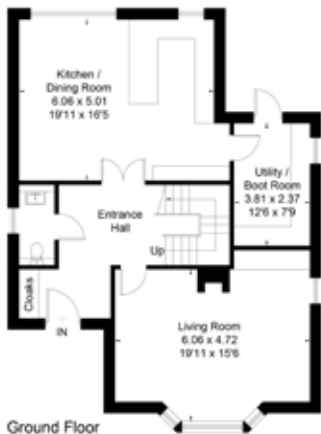
First Floor



Ground Floor

**Plot 1**

Approximate Floor Area = 187 sq m / 2013 sq ft



Ground Floor



First Floor

**THE PROPOSED DEVELOPMENT**

Outline planning consent was granted on appeal: APP/H1705/W/21/3270565 in December 2021 following refusal of application: 20/01097/OUT in September 2020.

The proposed layout offers four detached dwellings in a farmstead-style layout reflecting the local historic building form. To the front the two-storey 'farmhouse' is set back from The Street, with a tight-knit rectilinear courtyard arrangement for the remaining three spacious detached 'barn-style' dwellings.

Given the size of the site, each of the properties will have a large garden.

**METHOD OF SALE**

We are seeking offers for the sale as a whole by private treaty.

Although the outline consent potentially offers scope for a larger development on the site, our vendor has a preference for an unconditional offer.

**COMMUNITY INFRASTRUCTURE LEVY (CIL) AND UNILATERAL UNDERTAKING (UU)**

A Unilateral Undertaking has been signed whereby the new owner of the site will pay the council £166,000 to offset the need for social housing, and the new owner will also be responsible for any CIL payments.

**ADDITIONAL INFORMATION**

Tenure: Freehold

Local Authority: Basingstoke and Deane Borough Council, Civic Offices, London Road, Basingstoke, RG21 4AH. [www.Basingstoke.gov.uk](http://www.Basingstoke.gov.uk).

Viewing: There is currently access to the site from a gate in front of the architectural practice at The Byre next door, however access is limited to weekday working hours.

Directions to RG26 5DE: Leave Basingstoke in a Northerly direction along the A340 signposted towards Tadley. Proceed through Sherborne St John and after some three miles turn right opposite The Queens College Arms, signposted towards Bramley. On reaching Bramley, pass Vyne Road on the right and the site will be found on the righthand side, just before the righthand turning to Cufaude Lane.



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