





DESCRIPTION

We are delighted to present this opportunity to secure a plot with detailed planning consent to create 3 fantastic new homes. A comprehensive information pack for the development is available upon request. All plans, reports and surveys will be assigned to the purchaser as part of any agreement.

CIL & S106 – Payable by the Purchaser

- Community Infrastructure Levy - £136,731.40
- S106 - £30,390

KEY FEATURES

- Approximately 0.86 of an acre plot
- Planning Permission Granted - 22/00466/FUL

SITE VIEWINGS

Site visits are strictly by appointment. Please contact Charters Land & Development department on 02382 358580 to arrange your appointment.

PLANNING PERMISSION

Planning permission was granted by Basingstoke & Deane Council in Nov 2023. The link below will lead to the application on B & D planning portal.

[22/00466/FUL | Development of 3no. dwellings with associated access and landscaping | 11 Woods Lane Cliddesden Basingstoke Hampshire RG25 2JG](#)

OFFERS

Please submit any offer you wish to make for the plot in writing to

b.stream@chartersestateagents.co.uk Please include within your offer the name of your solicitor, proof of funding, details of any conditions and anticipated time scales for exchange of contracts and completion.

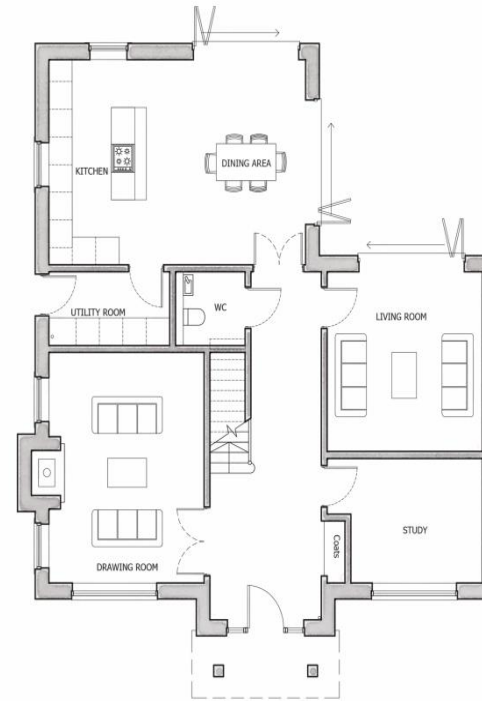
TERMS & CONDITIONS

Charters Land & Development are instructed by their client to secure a suitable purchaser for this site. Charters Estate Agents to be retained as the selling agent.

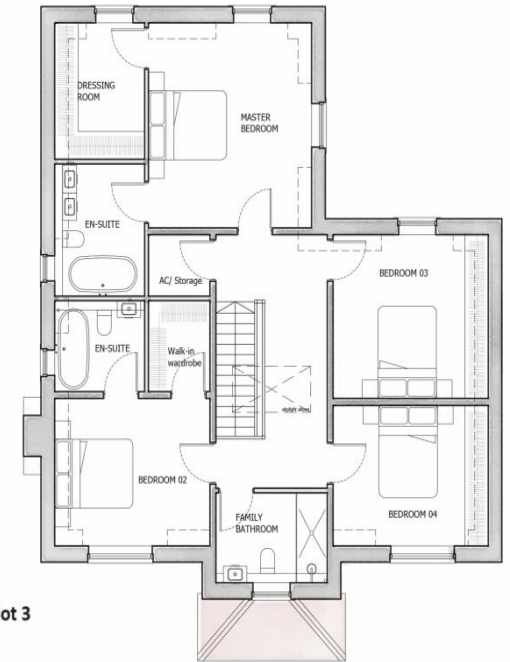


NORTH ELEVATION

Plot 3



GROUND FLOOR



FIRST FLOOR

Number	Type	Style	Beds	Sqft	Sales Price	£SqFt
1	House	Semi	3	1625	£825,000	£507.69
2	House	Semi	3	1625	£825,000	£507.69
3	House	Detached	4	2315	£1,200,000	£518.36
3				5565	£2,850,000	£512.13

SITE LAYOUT & PRICING

OUR NEW HOMES TEAM HAVE REVIEWED THE SCHEME AND THEIR SUGGESTED PRICING IS NOTED WITHIN THE TABLE BELOW.

LOCAL AUTHORITY

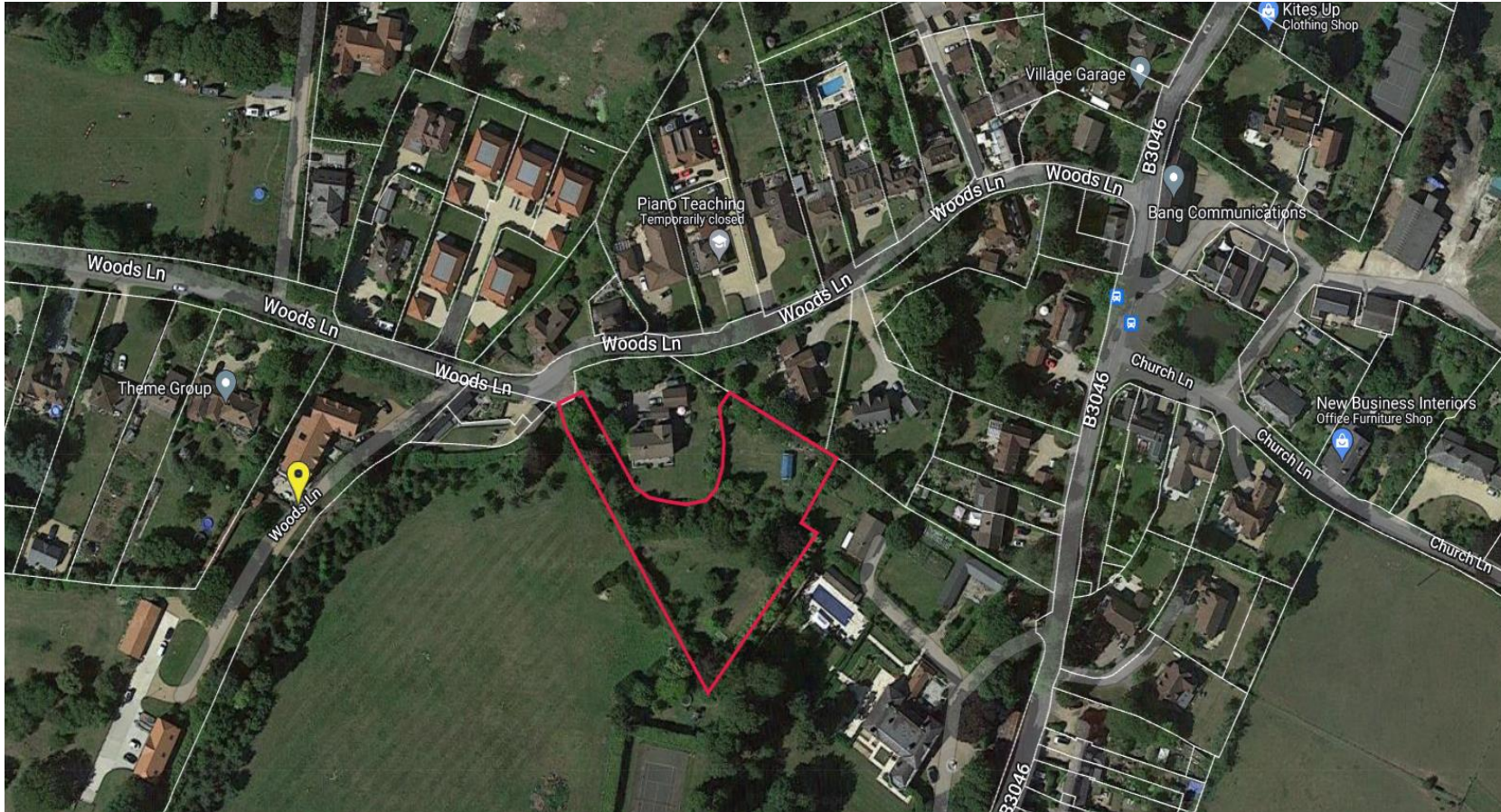
Basingstoke & Deane Council

ASKING PRICE

£875,000

TENURE

Freehold



COMPLIANCE

Under the Anti-Money Laundering (Amendment) Act 2017 we are obliged to verify the identity of any proposed purchaser prior to instructing solicitors. The is to help combat fraud and money laundering. A request will be sent once terms have been agreed.

AGENTS NOTE - Under the 1979 Estate Agents Act, we wish to declare that the vendor of the property is associated with Charters Estate Agents.

Your local multi-award winning agents



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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info@charterslandanddevelopment.co.uk

