



BUILDING PLOT AT 2 WORLDS END COTTAGES

Beedon

Carter Jonas

BUILDING PLOT AT 2 WORLDS END COTTAGES WORLDS END BEEDON RG20 8SB

- Newbury 6.5 miles
- Didcot 12 miles
- Oxford 23 miles
- M4 (J13) 2.7 miles A34 1 mile

Detached · entrance hall · kitchen/dining room · sitting room · cloakroom/utility · 2 bedrooms both with en suite shower rooms and fitted wardrobes · off street parking · west facing garden

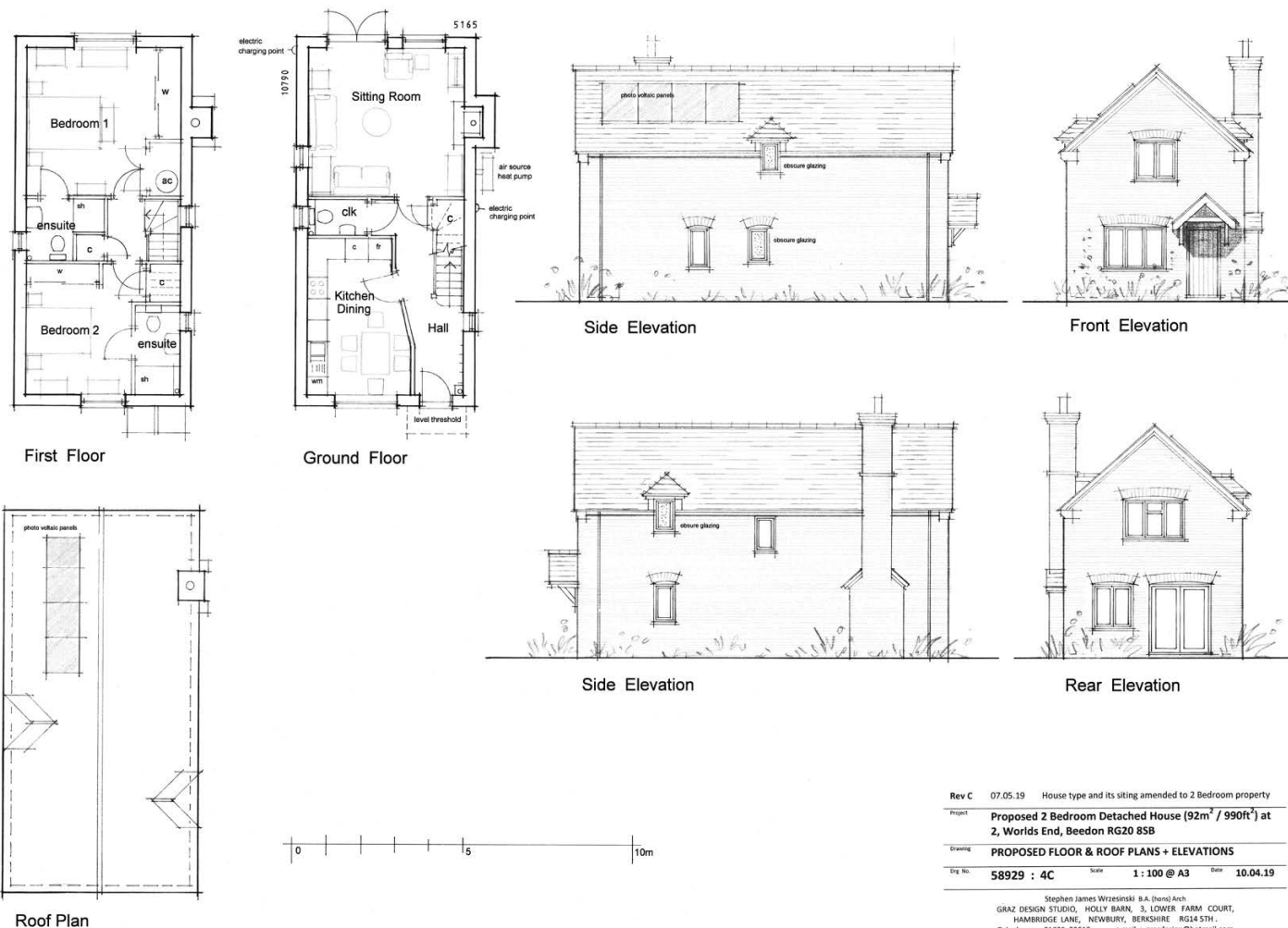
SITUATION

This single building plot is situated adjacent to 2 Worlds End Cottages situated in the heart of Worlds End. Beedon is a small village located only a short drive north of Newbury. It is surrounded by delightful open countryside yet ideal for commuting, being only 10 minutes drive from junction 13 of the M4 for access to London, Bristol or the south, and the A34 for access to Oxford and the north. For rail commuters there is a choice of services from either Didcot or Newbury with fast trains to London Paddington which take less than an hour.

DESCRIPTION

On 3rd April 2020 planning permission was granted on appeal for a 2 bedroom detached house with associated access and car parking on the vacant garden land to the north of 2 Worlds End Cottages. The appeal number is APP/W0340/W/19/3240786 and is for the construction of an individual new property. The decision notice and relative documents can be viewed via the West Berkshire website www.westberks.gov.uk on their planning pages. The consent is for a 3 year period from 3rd April 2020.

A VERY RARE OPPORTUNITY TO ACQUIRE THIS BUILDING PLOT WITH PLANNING PERMISSION FOR A 2 BEDROOM DETACHED HOUSE WITH WEST FACING GARDEN.



THE PLOT:

The plot measures approximately 95' deep (max) x 35' wide (max) and is the side garden of an existing property. It is a level plot with some established trees and shrubs. Once constructed the house will have a private, west facing rear garden.

It is a condition of the sale that the purchaser of the land will be responsible for erecting a close boarded fence with concrete posts dividing the site from the existing property. This fence should be constructed prior to the commencement of any works. The purchaser will also be responsible for creating the parking area for the houses and the moving of the existing oil tank into the land retained by 2 Worlds End Cottages.

It is also a condition that the purchasers will need to make their own enquiries relating to services to the site. Should connection to any service require access through the ground, which is retained by 2 Worlds End Cottages, the buyer will be responsible for any works and costs involved to make good at the property.

Purchasers will be responsible for paying the CIL which totals £15,215.92. If you are building the house for yourself to live in (self build) then you may be able to claim an exemption. The new dwelling will need to be constructed within an 18-month period following the completion of the sale of the land.

ADDITIONAL INFORMATION

Services: Non connected

Local Authority: West Berkshire Council

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: From Newbury head north on the A34, after approximately 3 miles filter left following signs to the M4 motorway. At the motorway roundabout proceed straight on following signs to Chieveley. Filter left into the slip road and at the t-junction turn left following signs into the village. Turn immediately right into Oxford Road and signed to Beedon. Continue on this road for about 2 miles and the plot can be found on the left hand side just before Old Bothampstead Road.





Rev C	07.05.19	House type and its siting amended to 2 Bedroom property
Project	Proposed 2 Bedroom Detached House (92m² / 990ft²) at 2, Worlds End, Beedon RG20 8SB	
Drawing	PROPOSED STREET ELEVATION	
Orig. No.	58929 : 5c	Scale 1 : 200 @ A3 Date 10.04.19
Stephen James Wzresinski B.A. (Hons) Arch GRAZ DESIGN STUDIO, HOLLY BARN, 3, LOWER FARM COURT, HAMBRIDGE LANE, NEWBURY, BERKSHIRE RG14 5TH. Telephone : 01635 32612 • e mail : grazdesign@hotmail.com		

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