



Front Elevation (South)



Rear Elevation (North)



Side Elevation (West)



Side Elevation (East)

Guide price: £445,000 – Freehold.

Rare opportunity – Detailed consent for a new 2637 sq ft detached home in a tranquil rural position. Total site around 1.2 acres.

THE CONSENTED PROPERTY

Designed to a high standard by renowned local architects “Pro Vision”, this will be a home to be enjoyed for many years. As consented under Planning Permission No: 18/02853/FULD from West Berkshire Council, the property will comprise: Reception hall, excellent sized open plan kitchen/dining/family room, living room with open fireplace, separate dining/games room, utility and cloakroom to the ground floor and on the first floor impressive master bedroom with en-suite, guest bedroom suite with en-suite, two further double bedrooms and family bathroom. Outside will be a double carport. Set in mature gardens leading down to your own coppice area running down to a small stream, an amazing wildlife haven.

THE LOCATION

Located towards the eastern end of Burys Bank Road and approached over part of Crookham Common itself, the plot is set well back out of sight of the road and backs onto the Bowdown Woods, a nature reserve forming part of West Berkshire’s Living Landscape. The property is rural yet easily accessible for both Newbury and Thatcham.

The property, being south of Newbury town centre is well placed for access to the railway station, Newbury Race Course nearby, golf course and the centre of the town which offers excellent shopping, dining, and entertainment amenities (theatre and cinema). Newbury offers access to the M4 motorway (J13) via the Newbury A34 Bypass and Newbury Station provides access to London Paddington in under an hour. The area also offers a large variety of well regarded schools for all age groups. A wonderful location giving direct access to the fully reclaimed Common offering lovely walks for all.

DIRECTIONS

From Newbury retail park proceed along Pinchington Lane which runs into Burys Bank Road. Pass Crookham & Newbury Golf Club on the left and Greenham Control Tower (now a Café and Visitors Centre) on the right. Proceed for another ½ a mile or so.

Look out on the left hand side for the Access to 66, 72 etc and proceed over the unmade road bearing left and the site is then straight ahead of you.

SERVICES

Water and electric are available on site (both existing properties to be demolished have their own supplies).

PRICE

Price guide – offers in excess of £445,000. Tender date to be advised.

SPECIAL CONDITIONS

- The purchaser will be responsible for installing their own private sewage treatment plant, dealing with all demolition and moving of any overhead services.
- There is a CIL payment of between £14,500 and £22,000 (final figure TBA) which is due to WBDC. The purchaser will be responsible for this payment.
- Owner of the adjoining house (No. 66) to erect and maintain fences on the common boundary.

VIEWING

Only by prior appointment please and you must be accompanied by a member of our staff.

Brunsdon Associates Tel: 01635 255501 Website: www.brunsdon.com Email: property@brunsdon.com

NB

The adjoining house and garden known as “Wild Hedges” No. 66 (Lot 2) is available separately (or together) subject to contract.



LOT 1 (ONE)

GUIDE ONLY
S.T.C.

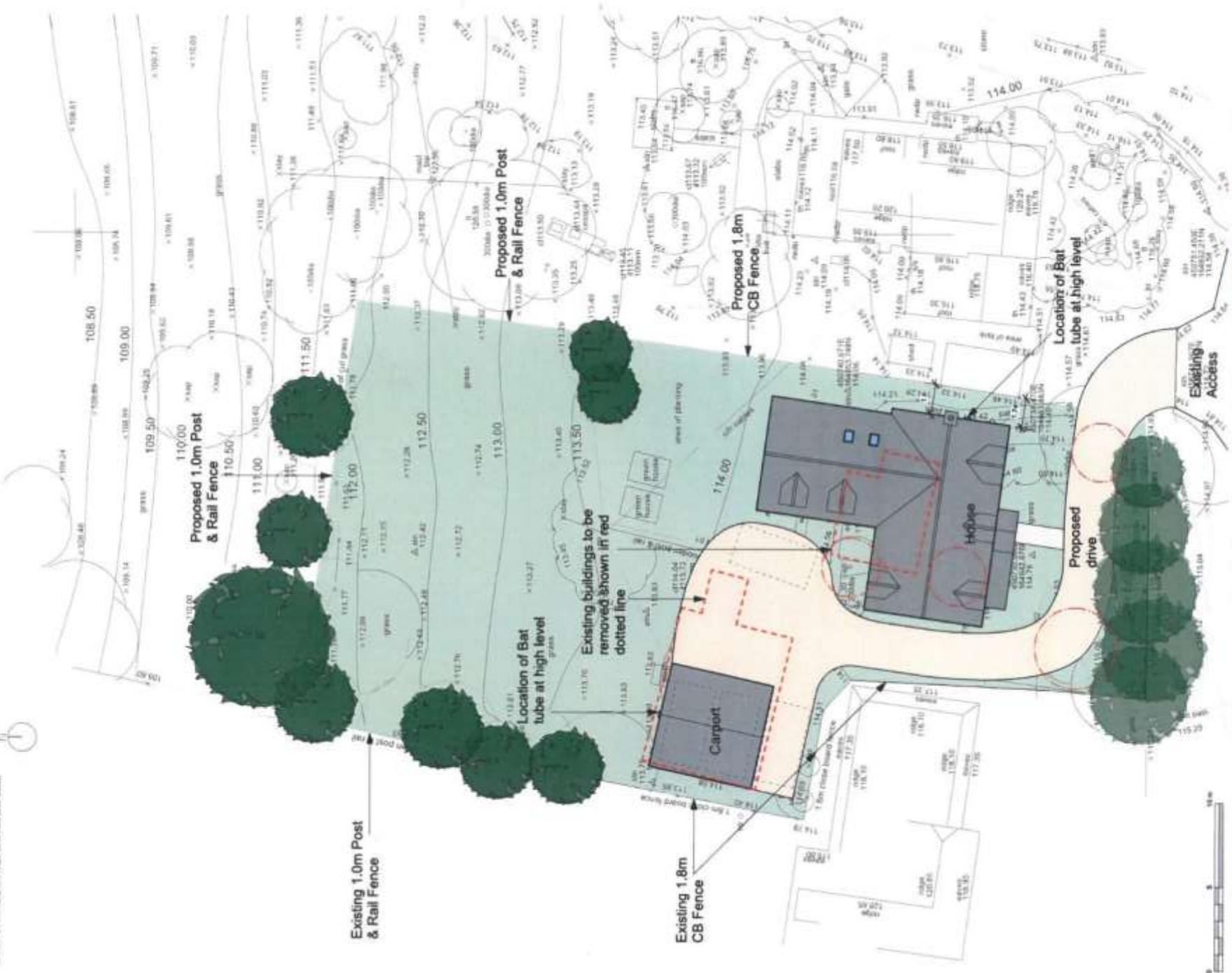
64 BURY'S BANK ROAD
THATCHAM
RG19 8DD

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SCALE 1:1250 @ A4



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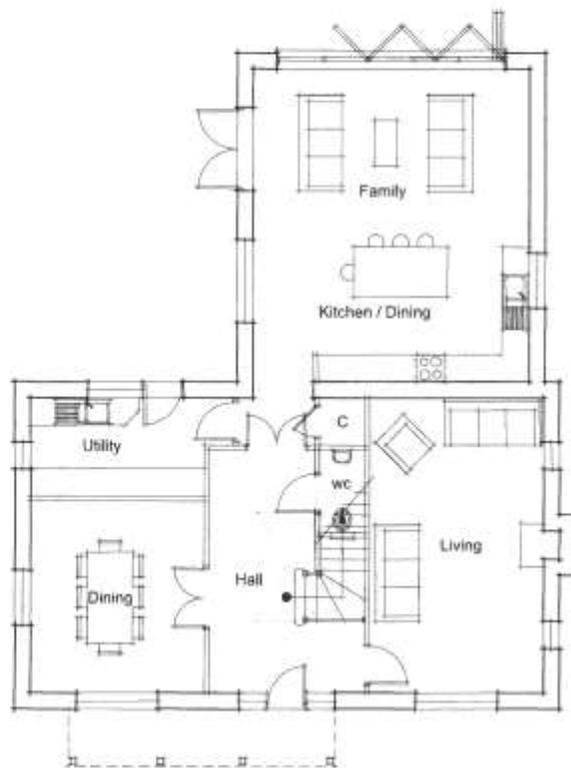
www.pro-vision.co.uk

SCALE: 1:200
 SIZE: A3
 DATE: 25/09
 DRAWING NO: P1-02
 REV: C

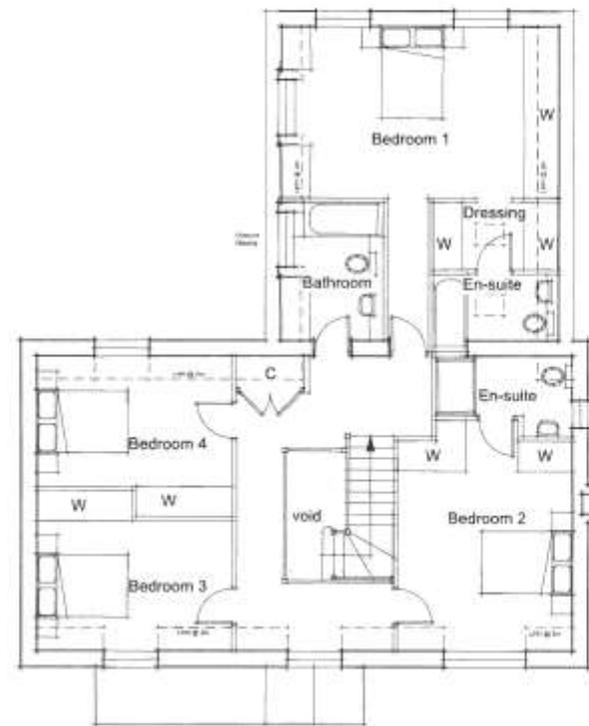
DESIGNED BY: Mr R Gale
 DRAWING NO: P1-02
 DATE: Oct 2018

PROJECT: 62-64 Bury's Bank Road, Thatcham

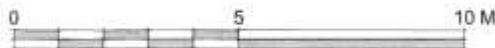
NO	REVISION	DATE	BY	CHKD
1	ISSUED FOR PERMIT			
2	ISSUED FOR CONSTRUCTION			
3	ISSUED FOR CONSTRUCTION			



Ground Floor



First Floor



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NO.	DATE	DESCRIPTION	BY	CHKD.
1	20.10.18	Issue for client	AV	AV
2	20.10.18	Issue for client	AV	AV

CLIENT:
Mr R. Gale

PROJECT:
62-64 Bury's Bank Road,
Thatcham

DRAWING:
Proposed Floor Plans

DATE:
Oct 2018

SCALE: 1:100
SIZE: A3
JOB NO: 2509
DWG NO: P2-01
REV: 0

PRO VISION
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