



**DEVELOPMENT SITE AT THE CATTLE SHEDS**

£950,000

**Carter Jonas**

## **DEVELOPMENT SITE AT THE CATTLE SHEDS BEEDON RG20 8SW**

- Newbury town and mainline railway station with trains to London Paddington 7.5 miles
- Didcot mainline railway station with trains to London Paddington 19 miles
- M4 (junction 13) 9 miles
- A34 north less than 1 mile, and A34 South 9 miles

Site with permission for three individual dwellings  
· lovely rural location with super views over the surrounding rural countryside · excellent road links to both A34 and M4 motorway and to mainline railway stations in Didcot and Newbury with fast trains to London Paddington · situated in the catchment for the Downs School

### **SITUATION**

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**

A development opportunity for the construction of three individual houses, a detached house of 2,131 sq. ft and a pair of semi-detached houses which are 1,883 sq. ft and 1,700 sq. ft respectively. The site is in a lovely rural location surrounded by open countryside. Consent has been granted by West Berkshire Council for the current site of redundant cattle sheds to be cleared and for the three new build properties to be constructed.

**A RARE AND UNIQUE OPPORTUNITY TO PURCHASE A DEVELOPMENT SITE OF 1.1 ACRES WITH PLANNING PERMISSION FOR THE CONSTRUCTION OF THREE INDIVIDUAL, AND CONTEMPORARY STYLE, DWELLINGS SITUATED IN A LOVELY RURAL LOCATION IN AN AREA OF OUTSTANDING NATURAL BEAUTY WITH EXCELLENT ROAD AND RAIL LINKS.**



Full details relating to the application can be found on the West Berkshire planning portal ([www.westberks.gov.uk](http://www.westberks.gov.uk)) and the reference to find the information on the site is 22/02047/FULD. Also, the information relating to the site including site plans, floor plans and elevations of the proposed units can be obtained via the selling agents.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

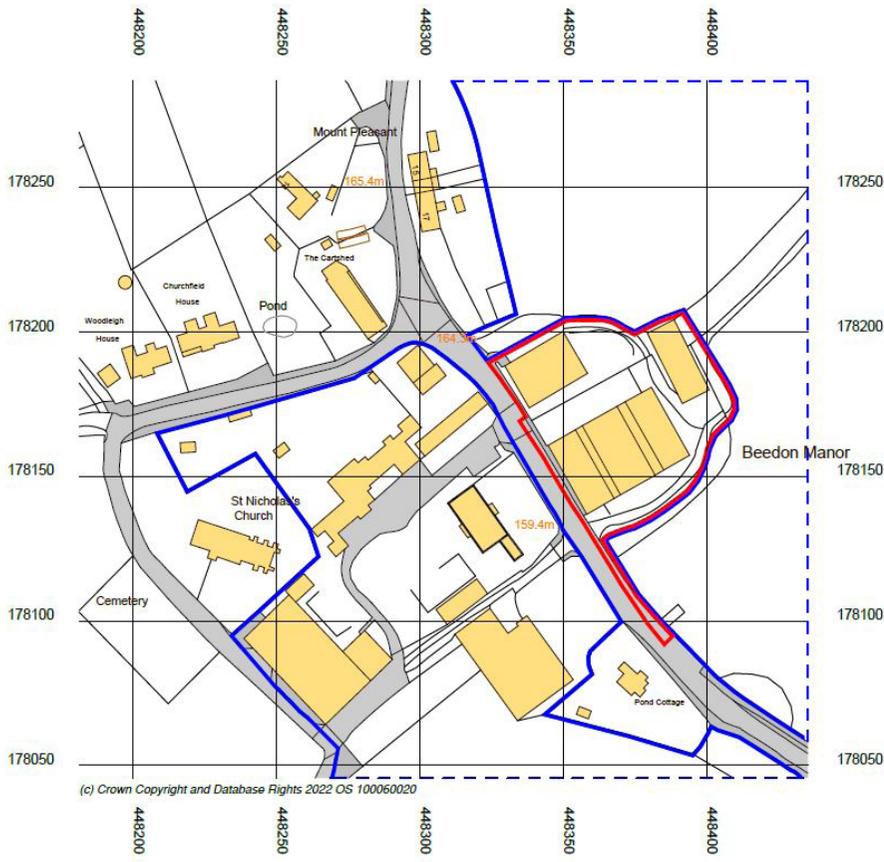
**Services:** In recent times mains electricity and mains water have been connected to the site. Purchasers need to make their own enquiries about the services being reconnected together with the location of a mains drain and there is no mains gas in the location.

**Local Authority:** West Berkshire Council – 01635 551111

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG20 8SW





- Site Application Boundary  
0.45ha
- Other land in applicant's  
ownership



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