



BISHOPS HILL FARM

Offers in excess of £1,500,000

Carter Jonas

BISHOPS HILL FARM ECCHINSWELL ROAD KINGSCLERE RG20 4QQ

- Newbury town centre and mainline station with trains to London Paddington 8 miles
- Basingstoke town centre and mainline station with trains to London Waterloo 10 miles
- M4 (J13) 12 miles and M3 (J6) 10 miles

A unique opportunity to construct a fantastic new home, amazing and elevated site with wonderful views of the surrounding countryside and Watership Down, 16.66 acres in total offering garden and paddock land, walking distance into Kingsclere and a range of local facilities, excellent location for access to highly respected schools.

SITUATION

Bishops Hill Farm is situated in an elevated location just outside the highly sought-after the village of Kingsclere. Kingsclere is an attractive village lying just off the A339 road midway between Newbury and Basingstoke. It has a good range of facilities for everyday needs including shops, post office, primary school, health centre with dentist attached, public houses and churches. There is also the Fieldgate Community Centre with sports field and other sports clubs in the village. Close by is the Sandford Springs Golf Club. The village is surrounded by attractive countryside which provides good walking and riding, including the renowned Watership Down. Communications from here are good both by road and rail, and there is a regular bus service into both Newbury and Basingstoke.

DESCRIPTION

Basingstoke and Deane Council have granted for planning permission for a very individual and interesting detached dwelling to be constructed in this unique location.

A UNIQUE OPPORTUNITY TO PURCHASE AN AMAZING DEVELOPMENT SITE OF 16.66 ACRES, WITH PLANNING PERMISSION FOR THE CONSTRUCTION OF A STRIKING AND CONTEMPORARY DWELLING OF OVER 4000 FT.²



The proposed house offers striking contemporary style living situated around a central courtyard from where there will be wonderful views over the surrounding countryside and Watership Down. The house will be situated at the end of a drive, in a very quiet location and the paddock land extends to the south from where there are amazing views. Planning permission was granted in January 2023 under the application 21-03852 – FUL, and then a revised proposal with granted under a section 73 application under reference 25-0 0902 – ROC in December 2025. Many of the conditions relating to the application were discharged at this time via another application. Both decision notices are available from the selling agents or from the Basingstoke and Deane planning portal – www.basingstoke.gov.uk/viewplanning-applications . Also, all the proposed plans for the dwelling can be viewed via this portal. The site was originally occupied by farm buildings which have all been demolished and removed so the land is now clear and ready for construction.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Buyers will need to make their own enquiries relating to services but it is likely that the site will have mains water and electricity, sewage will be via a private treatment plant and the heating will be via an air source heat pump.

Note: Subject to an overage

Local Authority: Basingstoke & Deane Borough Council

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG20 4QQ





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