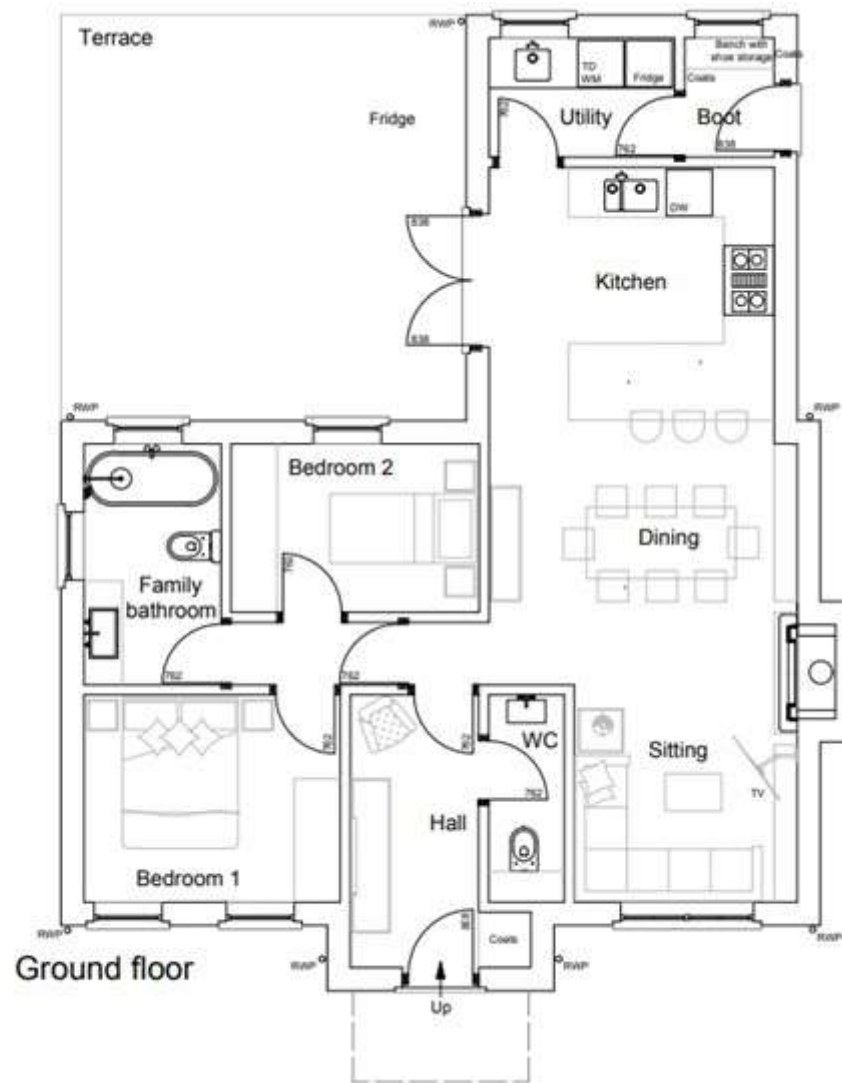




**EVANS & PARTRIDGE**

**BUILDING PLOT**  
HATHERDEN, HAMPSHIRE





# **BUILDING PLOT, HATHERDEN, ANDOVER, HAMPSHIRE SP11 0HP**

**A BUILDING PLOT WITH PLANNING CONSENT FOR A DETACHED TWO BEDROOM BUNGALOW WITH OPEN PLAN LIVING STANDING IN A LEVEL PLOT WITH A SOUTH WESTERLY REAR GARDEN AND PARKING TO THE FRONT SITUATED AT THE EDGE OF THE VILLAGE.**

**OFFERS INVITED AROUND: £125,000 Freehold**

## **DESCRIPTION**

A level building plot of about 0.11 acres with a south westerly rear aspect and planning permission to build a detached bungalow with a gross internal area of approximately 800 sq ft. Test Valley Borough Council planning reference 23/02937/FULLN. The proposed new dwelling with rendered elevations and clay tile roof. The accommodation comprises of: a reception hall, cloakroom, open plan area to include a sitting/dining room, with fireplace; opening into a kitchen/breakfast room with glass doors out onto the terrace. Utility with boot room, door to side garden. To the other side of the hall there are two bedrooms and a bathroom. The planning permission includes the installation of a package sewer treatment plant.

Agents Note: There is a S106 Agreement to mitigate nitrate which requires a payment of £27,000 - 10% of this has already been paid leaving the balance at £24,300. CIL may also be charged if the property is not occupied by the person building it.

We also offer the adjacent recently modernised three bedroom house for sale at a guide price of £550,000.

## **LOCATION**

This plot is situated in the picturesque village of Hatherden which has a church and public house. The nearby town of Andover, approximately three and a half miles to the south, offers a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast services to Waterloo (in just over one hour). The A303 is close at hand allowing convenient access to London and the West Country. Newbury, Salisbury, Winchester and Basingstoke are all within about half an hour's drive.

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

**Tel. 01264 810702**

**[www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)**

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