



Chartered Surveyors &  
Commercial Property Consultants

## **RESIDENTIAL DEVELOPMENT SITE (STP)**

**FOR SALE**

**HIGHCLERE BUSINESS CENTRE & COTTAGE  
MOUNT ROAD, HIGHCLERE, NEWBURY, RG20 9QZ**

**APPROX 1.30 ACRES (0.53 HECTARES)**



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

## **SITUATION**

The property is situated in Highclere. From the A343 at Penwood turn right towards Woolton Hill. Proceed along the road, take the second turning left and the property will be found on your right.

## **DESCRIPTION**

The property comprises a total site area of approximately 1.3 acres on which currently stands a steel portal framed building with B1 consent of 6,348 sq. ft. and a 4-bedroom detached cottage.

## **ACCOMMODATION**

	<b>Hectares</b>	<b>Acres</b>
<b>Total - approx.</b>	<b>0.53</b>	<b>1.3</b>

## **ENERGY PERFORMANCE CERTIFICATE**

The property is intended to be re-developed therefore no EPC is required.

## **PROPOSAL**

Offers are sought for the property on a subject to planning basis. VAT is applicable.

## **LEGAL COSTS**

Each party is to bear their own costs.

## **VIEWING**

Contact Mr Shane Prater  
Phone: 01635 551441  
Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)  
January 2018

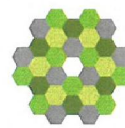
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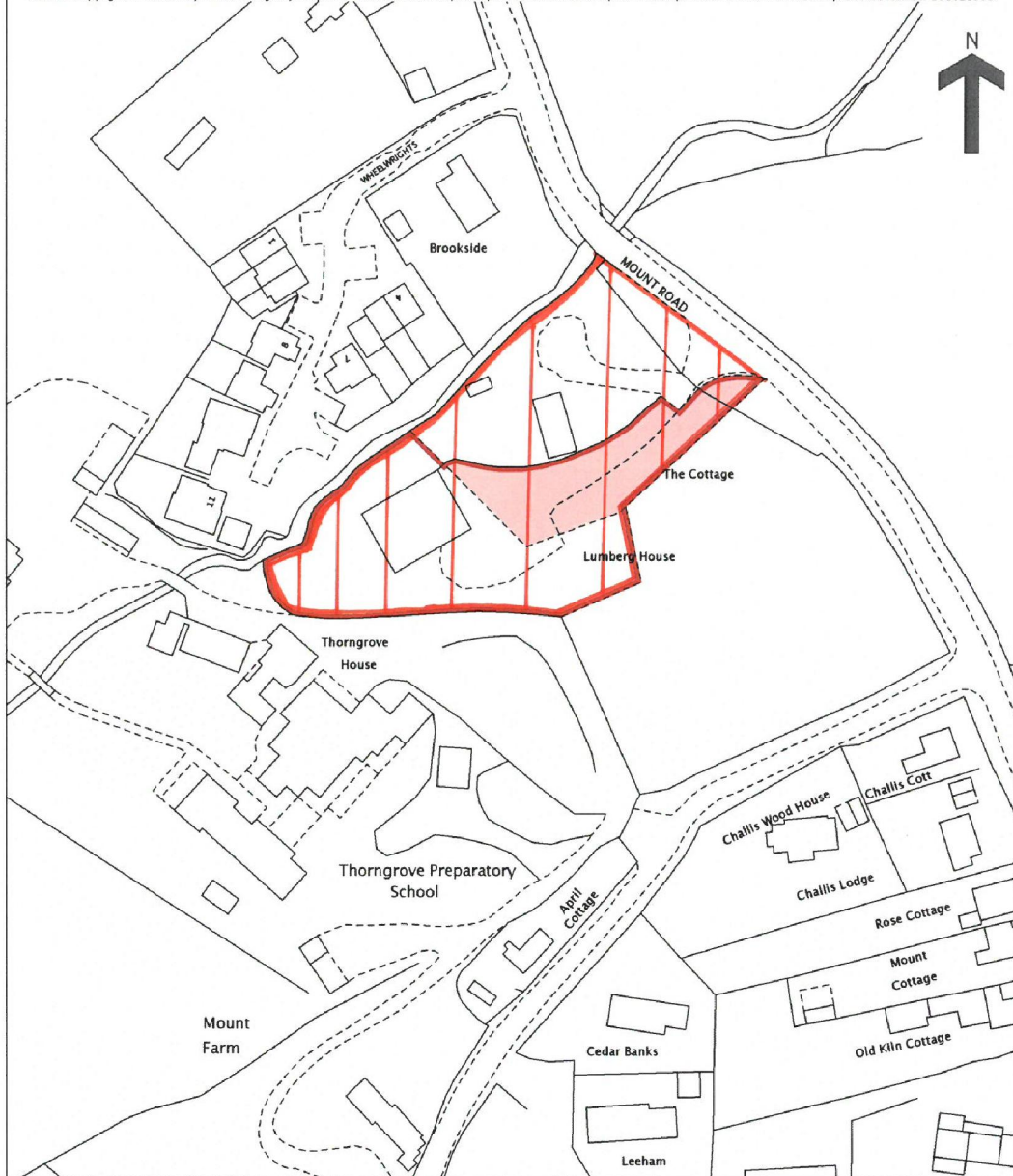
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HM Land Registry  
Official copy of  
title plan

Title number **HP705333**  
Ordnance Survey map reference **SU4361SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Hampshire : Basingstoke  
and Deane**



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