



DRAWING TITLE: PROPOSED ELEVATIONS	CLIENT: ARTUM HOMES LTD	PROJECT ADDRESS: BRIARS BROADLAYINGS WOOLTON HILL NEWBURY RG20 9TU	DATE: SEPT 2016	DRAWING NUMBER: 04 REV. B	 <p>THE PLANNING CLUB 72 WEST STREET FARWELL SURREY KT7 7 1JZ</p> <p>T: 0208 393 2675 M: 0753 800 000 E: www.thepanningclub.co.uk</p>
	PROJECT NO: 729		SCALE: 1:100 @ A3		

Plot at Briars, Broad Layings, Woolton Hill, RG20 9TU

## Guide Price: Offers in Excess of £375,000

### THE PROPERTY

A rare opportunity to purchase a plot in one of the best locations to the south of Newbury. It has detailed planning consent for a 4 bedroom detached family house, approximately 2,077 sq ft (including integral garage). Basingstoke & Deane Planning Application No. 16/03742/FUL. The main garden is south facing.

### LOCATION

Woolton Hill is a highly desirable village some 5 miles to the south of Newbury and Briars is situated in one of the best locations in the village living opposite "The Chase" a National Trust Woodland area with a lake, perfect for dog walking. It has all the requirements for daily living with a health centre, village shop/Post Office and pub/restaurant. There is excellent walking, cycling and riding in the surrounding countryside. Communications via road and rail are well served with the A34 about 1 mile away offering access to the north to J13 of the M4 and also south to J6 of the M3. From Newbury Station (4 miles) trains into London Paddington in about 1 hour. From Whitchurch (about 7 miles) trains into London Waterloo in just over 1 hour. Southampton Airport is approx 35 miles and Heathrow 45 miles. Shopping facilities are convenient with Marks & Spencer Food Hall in the Retail Park approx. 10 minutes drive and Waitrose less than 15 minutes drive.

### DIRECTIONS

Leave Newbury on the A343 Andover Road. Pass the A34 entrances and take the next right signposted Woolton Hill and Kintbury. Take the first right signposted Broad Layings and after  $\frac{1}{3}$  mile take the first right hand turn (effectively straight ahead) into an unmarked lane. Briars will be found on the left hand side at the bottom of the hill. The plot is adjacent to Briars.

### SERVICES

Electricity, mains water and drainage are believed to be available from the road but please make your own enquiries.

### VIEWING

By strict appointment with the vendors Sole Agents Brunsdon Associates **01635 255501** [property@brunsden.com](mailto:property@brunsden.com)  
[www.brunsdon.com](http://www.brunsdon.com)

IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunsdon Associates Estate Agents try to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey. Please note that some photographs have been taken with a wide-angle lens. No partner or employee of the business has the authority to give any warranty as to the statements in these particulars which are a general guide only.





REVISION NOTES:

REV.	DATE	NOTES

DRAWING TITLE:

LANDSCAPING PLAN

CLIENT:

ARTILUM HOMES LTD

PROJECT NO.:

729

PROJECT ADDRESS:

GRAND  
SPICELANDS  
WICKTON HILL  
NEWBURY  
RG20 9TU

DATE:

DEC 2015

SCALE:

1:200 @ A3

DRAWING NUMBER:

06



THE PLANNING GUY  
75 WEST STREET  
EASLY  
SURREY  
KT17 1JZ

t: 0208 393 2675  
m: 07700 1234567  
e: [info@theplanningguy.co.uk](mailto:info@theplanningguy.co.uk)  
w: [www.theplanningguy.co.uk](http://www.theplanningguy.co.uk)