

# Myddelton&Major

FREEHOLD



A rare opportunity to purchase a building plot (approx. 0.39 acres) in a sought after position close to Andover town & an easy walk to the train station.



**Building Plot, Eversfield Close, Andover, Hampshire, SP10 3EN**

Size: 2475 ft<sup>2</sup>

Bedrooms: 5

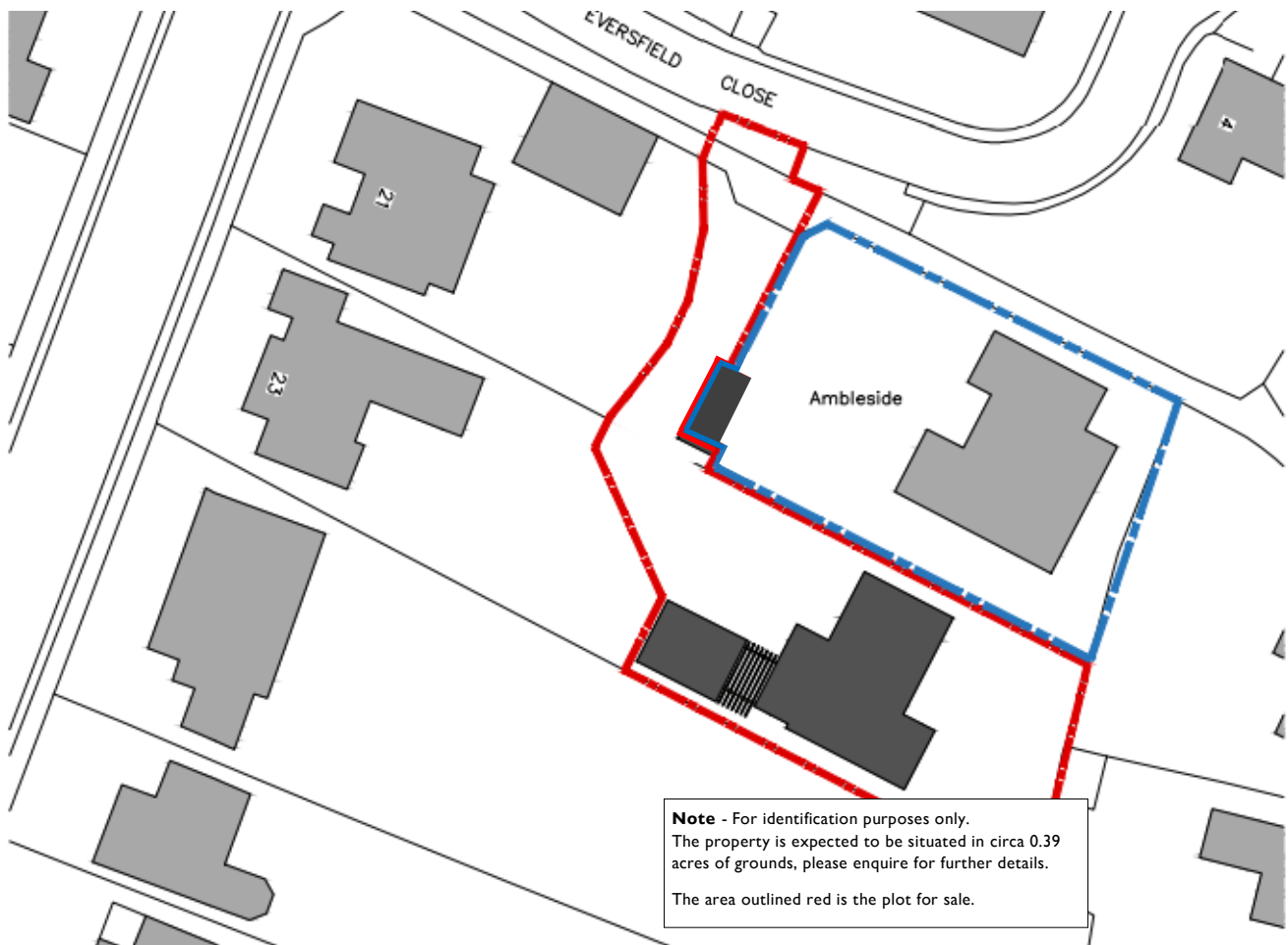
Bathrooms: 3

Receptions: 2

## Situation

The property is approached via Eversfield Close, off The Avenue. The plot is situated adjacent to Ambleside and sits within approximately 0.39 of an acre.

The building plot is most conveniently situated in a very established residential area off The Avenue and within 250 yards of Andover train station. Andover is an important commercial centre of north Hampshire, situated on the A303 Trunk Road which links directly to the M3 at Junction 8, approximately 20 miles to the east, London and the M25 interconnects with the A34 dual carriageway running north from the M3 at Winchester, linking Newbury and Oxford to the M40. Main line railway connection to London Waterloo (approx 70 minutes). The town centre offers a range of shopping, leisure and recreational amenities which are all easily accessible.



## The Building Plot — The Development Proposal

The planning consent provides the opportunity for a five bedroom detached modern dwelling. Built of brick elevations under a tiled roof with timber cladding detail.

The planning allows permission for the demolition of the existing double garage to allow access to the plot and is replaced by a detached single garage which will be part of Ambleside. The rear garden has a south-easterly aspect.

## Proposed Accommodation

**Ground Floor** - Kitchen/dining/family room, living room, utility, cloakroom, study, bedroom with ensuite

**First Floor** - Main bedroom with ensuite, 3 bedrooms, family bathroom

**Outside/Grounds** - Garage & garden



Proposed Elevations -



Front elevation (North-West)



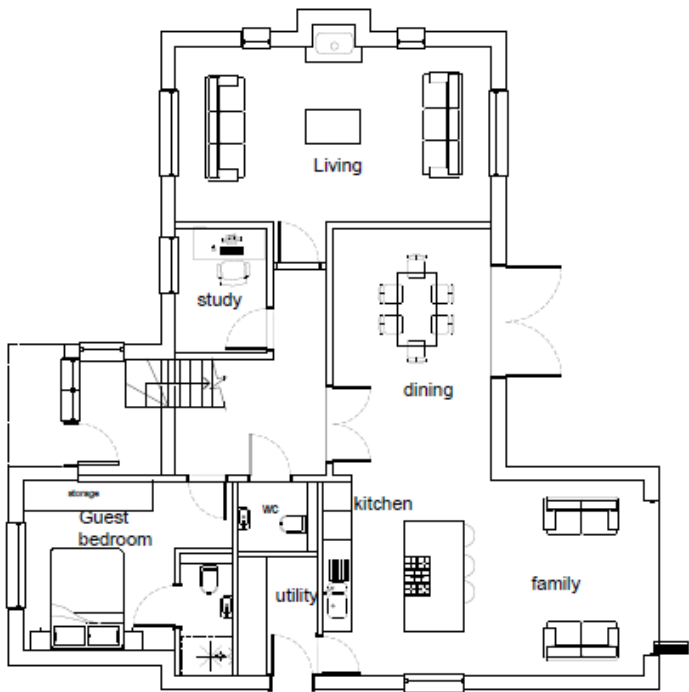
Rear elevation (South-East)



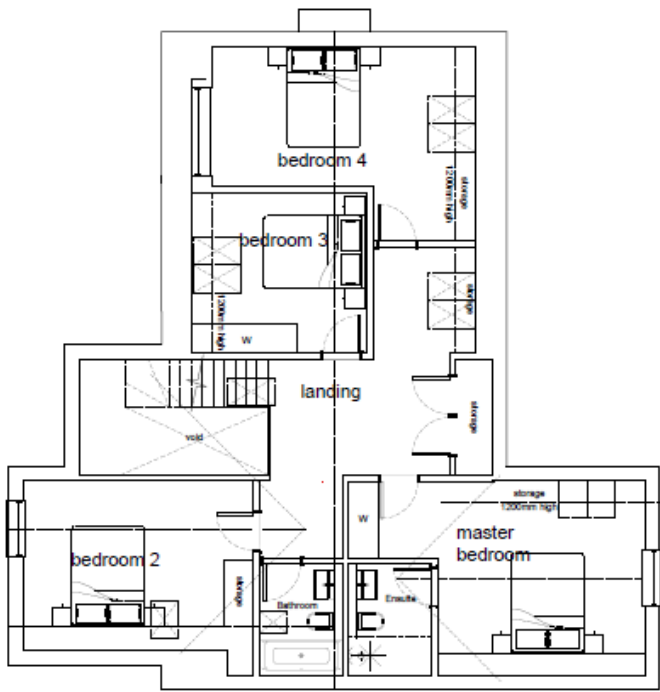
Side elevation (South-West)



Side elevation ( North-East)



Ground floor plan



First floor plan

## Planning

Planning has been Granted for the erection of a five bedroom detached dwelling, and the construction of access from Eversfield Close.

Planning Department - Test Valley Borough Council.

Tel: 01264 368000

Planning Application Ref: TVN.3284/1

## Tenure

Freehold

## Guide Price

£325,000

## Services

Mains electricity, gas, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested or fully clarified and hence, we cannot confirm they are in working order.

## Energy Performance & Ecology

In accordance with Part L1B of the Building regulations, the proposal will be constructed to attain the relevant standard of energy efficiency. The application is supported by Ecological Reports prepared by All Ecology.

## Viewings

Strictly by appointment only, please contact Myddelton & Major to arrange any viewings on 01264 810 400 or via email at [stockbridgeresidential@myddeltonmajor.co.uk](mailto:stockbridgeresidential@myddeltonmajor.co.uk)

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