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Building Land adjacent to 10 & 11 River View

Russett Road, Alton, Hampshire, GU34 1DU

Price Guide £565,000



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Price Guide £565,000 Freehold

- Between Orchard Lane & Russett Road
- Watercress Line nearby
- Kings Pond beyond
- 1.25 miles A31 Guildford -Winchester axis

Nestling away between the town centre and station,
 a residential development site with approved and
 exercised consent for five 2 bedroom units with
 beneficial preparatory works completed

- Planning approval for:-
- Terrace of three 2 bedroom houses
- Detached block of two 2 bedroom maisonettes
- 5 on-site car spaces
- Main sewer re-routed

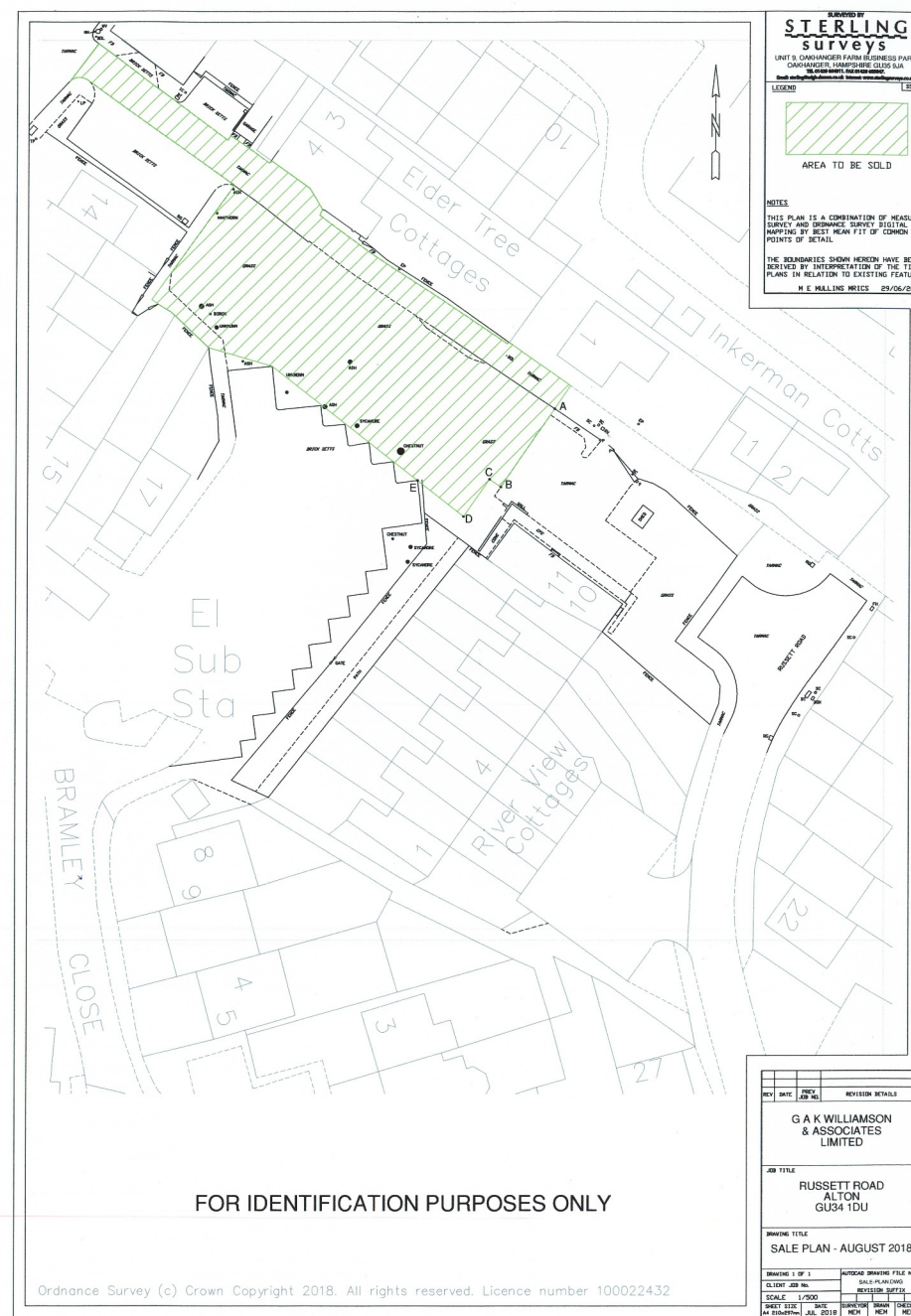
DESCRIPTION

Seldom available, a development site occupying a central town location with the benefit of the renewal of extant planning permission 29514/003 for two 1 bedroom flats with parking, two 2 bedroom maisonettes, and a terrace of 3 two storey dwellings under Notice of Permission 29514/004 dated 29 October 2010 by East Hampshire District Council, subject to conditions. Please note our vendor client is retaining the area for the two 1 bedroom flats with parking. This relatively level parcel of land was formerly garden to the nearby cottages which neighbour a diverse mixture of more recently built houses, and York Mews, a prestigious development of apartments and town houses in the proximity of the Alton House Hotel.

Planning history:

<https://planningpublicaccess.easthants.gov.uk/29514/004>

RENEWAL OF EXTANT PLANNING PERMISSION 29514/003 - TWO ONE-BEDROOM FLATS WITH PARKING, TWO TWO-BEDROOM MAISONNETTES AND A TERRACE OF THREE TWO-STOREY DWELLINGS (PLANS AVAILABLE TO VIEW ON 29514/003) 10 River View, Russett Road, Alton, GU34 1DU



Note: Planning conditions 2 to 6 inclusive are satisfied (see separate image please), full details available from the selling agents on request. This includes Total open space payments made of £20,719.97. Our vendor client has paid for and installed a 1.8m high brick wall along the boundary A,B, C,D,E. This site is ready now for development to commence without further major expenditure in professional fees.

LOCATION

Lying on the north eastern side of Alton's historic town centre, the land is between Orchard Lane/ Drayman's Way and Russett Road, a cul-de-sac which skirts the wooded embankment of the Watercress Line, the Mid-Hants Steam Railway. Crown Hill, the top of the High Street, is within a few hundred yards walk as indeed is the Waitrose store and Alton Station with its commuter rail service to Waterloo (minimum journey time 67 minutes). The neighbourhood also has local shops, Hangers Way, a 21 mile scenic footpath, The Alton House Hotel, St Mary's RC Church, Alton Infant School, doctors and dentist surgeries, Kings Pond and a network of further interesting footpaths. There are also High Street shops, Sainsbury's, M&S and Iceland stores, restaurants and inns, churches, cultural facilities, and open air market events. Senior schools, Alton School, an FE College, health clubs, a leisure centre, retail park and two golf courses complete the Alton scene.

LOCAL PLANNING AUTHORITY

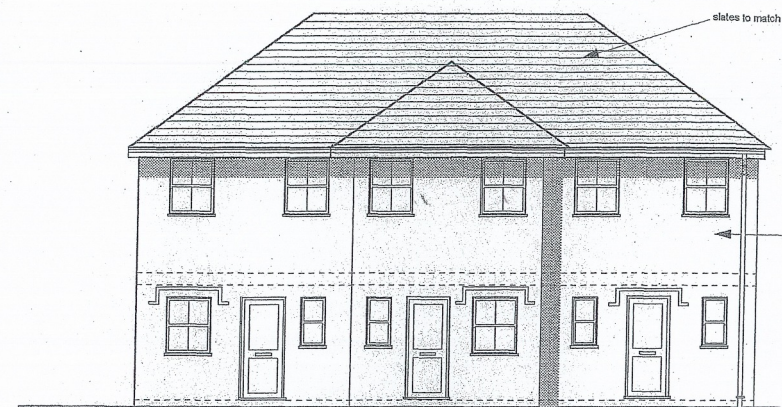
East Hampshire District Council, Penns Place, Petersfield, Hampshire GU31 4EX. Tel: 01730 266551
www.easthants.gov.uk

NB

1. The purchaser may be responsible for further contributions towards transport and environmental improvements.
2. Please apply for a copy of the Conditions of Sale.

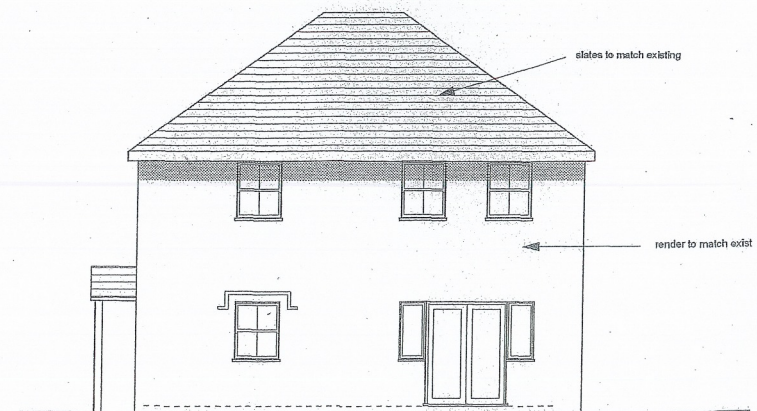
DIRECTIONS

From the Queen Elizabeth Place mini-roundabout at the station end of Alton town centre, proceed on the inner relief road, Orchard Lane/ Drayman's Way, towards Sainsbury's and after the Orchard House pelican crossing, turn immediately left into Russett Road. Continue to the end where the River View cottages are on the left with the site set back beyond the side of numbers 10 and 11.



3 no. two storey houses

front elevation of houses



2 no. flats

rear elevation of flats

VIEWING

Strictly by prior appointment with Warren Powell-Richards

