

Hook Redlands, Reading Road, Sherfield-on-Loddon, Hampshire RG27 0JQ

- **A Freehold Development Opportunity**
- Site extending to a Total of Approximately 7.66 Hectares (17.94 Acres)
- Possible potential for Development subject to obtaining all the necessary consents
- Land currently occupied by Detached Edwardian House with Garage and Stables
- Subject to an Assured Shorthold Tenancy on terms unknown
- Internally arranged to provide Six Bedrooms, and various Reception Rooms including a Pool Room, a Cinema and a Games Room
- Approximate GIA 434.6 sq m (4,678 sq ft)

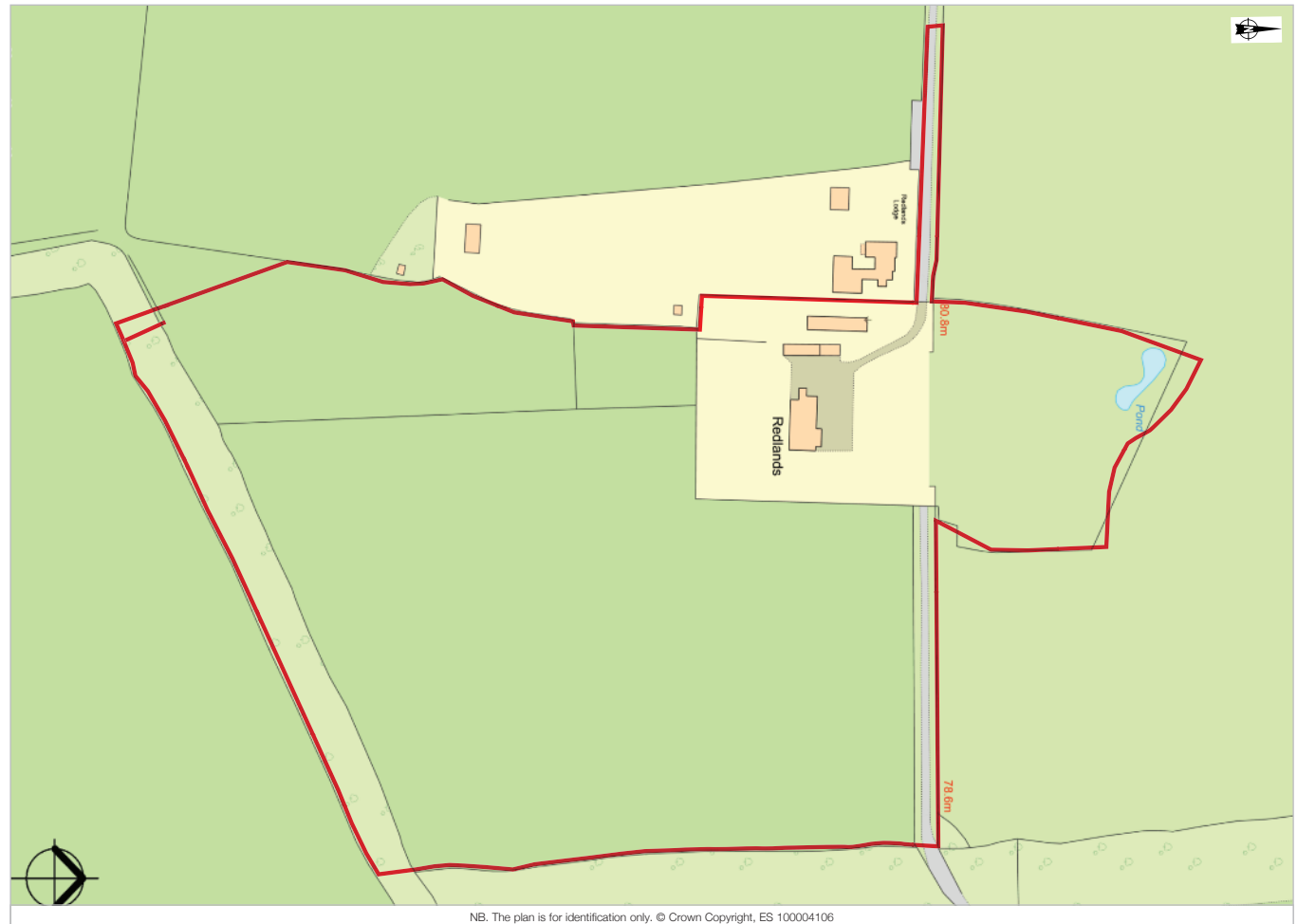
To View

Please contact Allsop by sending an email to pam.huggett@allsop.co.uk with the subject heading 'Viewing – Lot 80'.

Seller's Solicitor

Brabners LLP
(Ref: Andrew Scott).
Tel: 0151 600 3000.
Email: andrew.scott@brabners.com

INVESTMENT – Freehold House and Land



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Tenure

Freehold.

Location

The property is situated to the east of Reading Road (A33), which links to the M3 Motorway to the south. The extensive shops and facilities of Basingstoke are approximately 4.5 miles to the south. Basingstoke Rail Station provides direct access to London Waterloo in approximately 45 minutes.

Description

The property comprises land extending to a total of approximately 7.66 hectares (17.94 acres).

Accommodation

The property was not internally inspected by Allsop. The following information was obtained from a valuation report. We are informed that the property provides:

Ground Floor – Entrance Hall, Guest WC, Formal Drawing Room, Formal Dining Room, Study, Kitchen, Family Room, Utility Room and WC, Pool Room

First Floor – Galleried Landing, Master Bedroom Suite, Four Further Bedrooms, Family Bathroom, Family Shower Room

Attic – Cinema, Games Room, Bedroom, Family Bathroom

Total Approximate GIA 434.6 sq m (4,678 sq ft)

Total Site Area Approximately 7.66 Hectares (17.94 Acres)

Tenancy

It is understood the property is subject to an Assured Shorthold Tenancy on terms unknown.

Planning

Local Planning Authority: Basingstoke and Deane Borough Council.
Tel: 01256 844844.

Website Address: www.basingstoke.gov.uk

The land and buildings may afford possible potential for change of use and/or redevelopment, subject to obtaining all necessary consents.

There have been various planning applications submitted in the past. Buyers are advised to check the local authority website in this regard.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

