



**LAND ADJACENT TO TUDOR AVENUE, CHIEVELEY**

Guide Price £400,000

**Carter Jonas**



## LAND ADJACENT TO TUDOR AVENUE CHIEVELEY NEWBURY RG20 8RW

- Newbury 5.6 miles
- Oxford 22 miles
- M4 (J13) 2.5 miles
- A34 1.5 miles

Detached · entrance hall · fabulous kitchen/dining room/ family room · sitting room/snug · cloakroom · utility room · principal bedroom with fitted cupboards and ensuite · 2 further bedrooms with ensuite shower rooms and fitted wardrobes · fourth bedroom with fitted wardrobe · off street parking · double garage with room above · westerly facing garden · plot size ranging from 0.37 to 0.75 acres

### SITUATION

Tudor Avenue is situated on the eastern side of the village of Chieveley. This sought-after village sits surrounded by the stunning rolling countryside of the North Wessex Downs Area of Outstanding Natural Beauty, yet also within easy reach of all of the necessary everyday amenities. Newbury is just five miles away, with its excellent selection of shops, supermarkets and leisure facilities, as well as a mainline station providing regular services to London Paddington. The M4 and A34 are just a mile away, offering superb connections by road in all directions. The village has a popular local pub, shop with post office, recreation ground with tennis club, a primary school and a doctors' surgery, while there are a number of other good and outstanding rated schools in the local area, including The Downs School in Compton. The local area also has an abundance of independent schools including Cheam, Downe House, St Gabriels, Bradfield and Elstree to name a few.

**A FANTASTIC OPPORTUNITY TO ACQUIRE THIS SINGLE BUILDING PLOT WITH PLANNING PERMISSION FOR A 4 BEDROOM DETACHED HOUSE, DOUBLE GARAGE WITH ROOM ABOVE, AND A WITH WESTERLY FACING GARDEN.**





## DESCRIPTION

On Friday 1st August 2025 planning permission was granted for a 4 bedroom detached house, double garage and associated works. The planning permission number is 24/00657/FUL and is for the construction of an individual new property. The decision notice and relative documents can be viewed via the West Berkshire website [www.westberks.gov.uk](http://www.westberks.gov.uk) on their planning pages. The consent is for a 3 year period from 1st August 2025.

## THE PLOT

The plot offers a variety of options depending on the amount of land desired. The house and garage comes with a plot of 0.37 of an acre but there is a further 0.38 of an acre available by separate negotiation. There is also a chance to own the majority of Tudor Avenue. The plot itself is mainly level and flanked by established trees and shrubs. Once constructed the house will have a private, west facing rear garden.

Purchasers will be responsible for paying the CIL which totals approximately £51,000. If you are building the house for yourself to live in (self build) then you may be able to claim an exemption.

## AGENTS NOTE

Professional building team available to build the property if required.

Please note the images of the property are CGI's.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Non connected

**Local Authority:** West Berkshire Council - 01635 551111

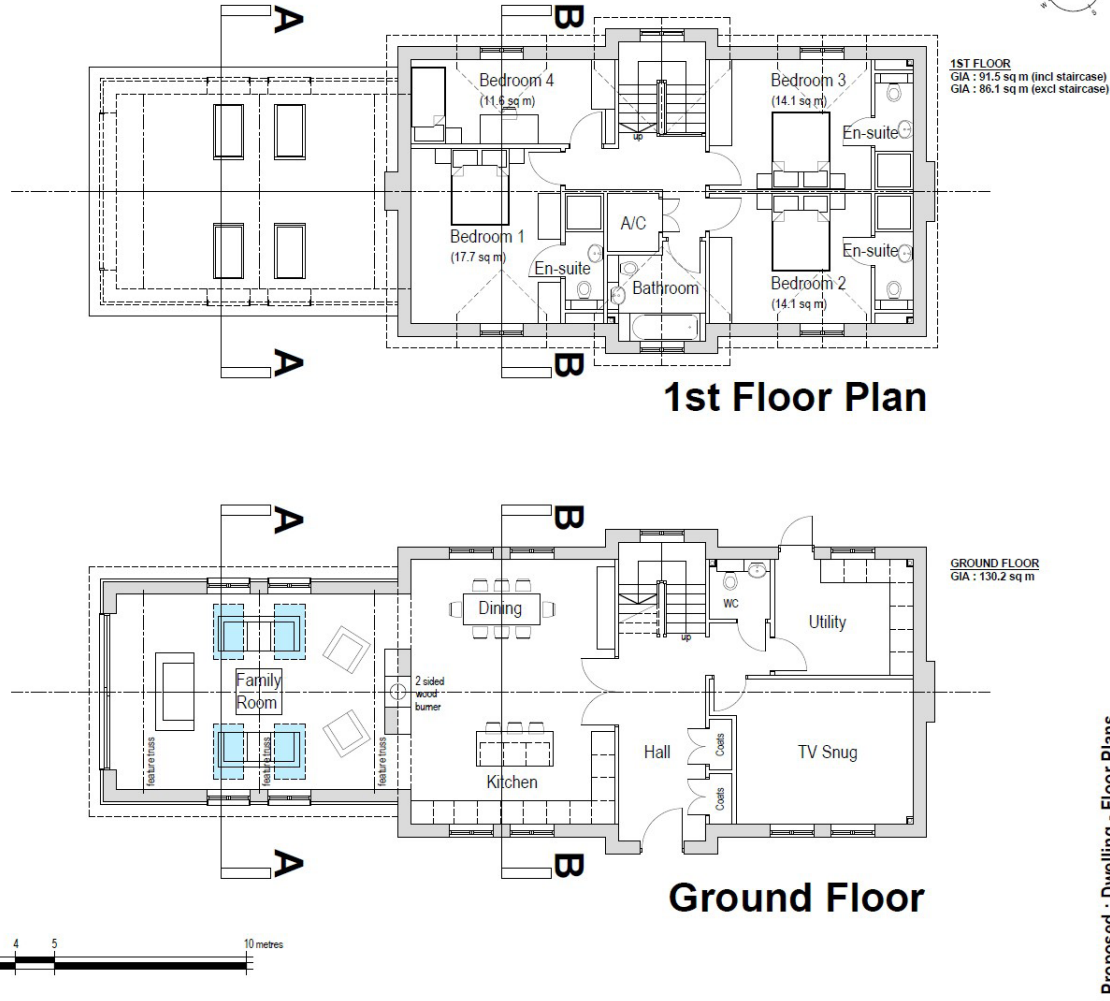
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG20 8RW





**Proposed : Dwelling - Floor Plans**  
Scale : 1:100 @ A3



Proposed : Dwelling - Floor Plans



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