

HILLIER & WILSON

Kingsbridge Road
Newbury

+
86.0m

Kingsbridge Road Newbury Berkshire RG14 6DY

An exciting development opportunity on a popular residential road south of Newbury town centre, within the catchment area of the highly-regarded St Bartholomew’s School. This plot of land is OFFERED FOR SALE WITH NO PLANNING PERMISSION, it measures 125 feet in length and formerly accommodated a three bedroom detached house with a west facing rear garden and rear vehicle access. There is a green to the rear of the plot, with playing fields beyond. NO ONWARD CHAIN

Please note, interested buyers will need to rely on their own inspection, searches and surveys

Services:
Mains services are connected.
(except gas mains drainage. ???)
(Private service charges?)

EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band ?

Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

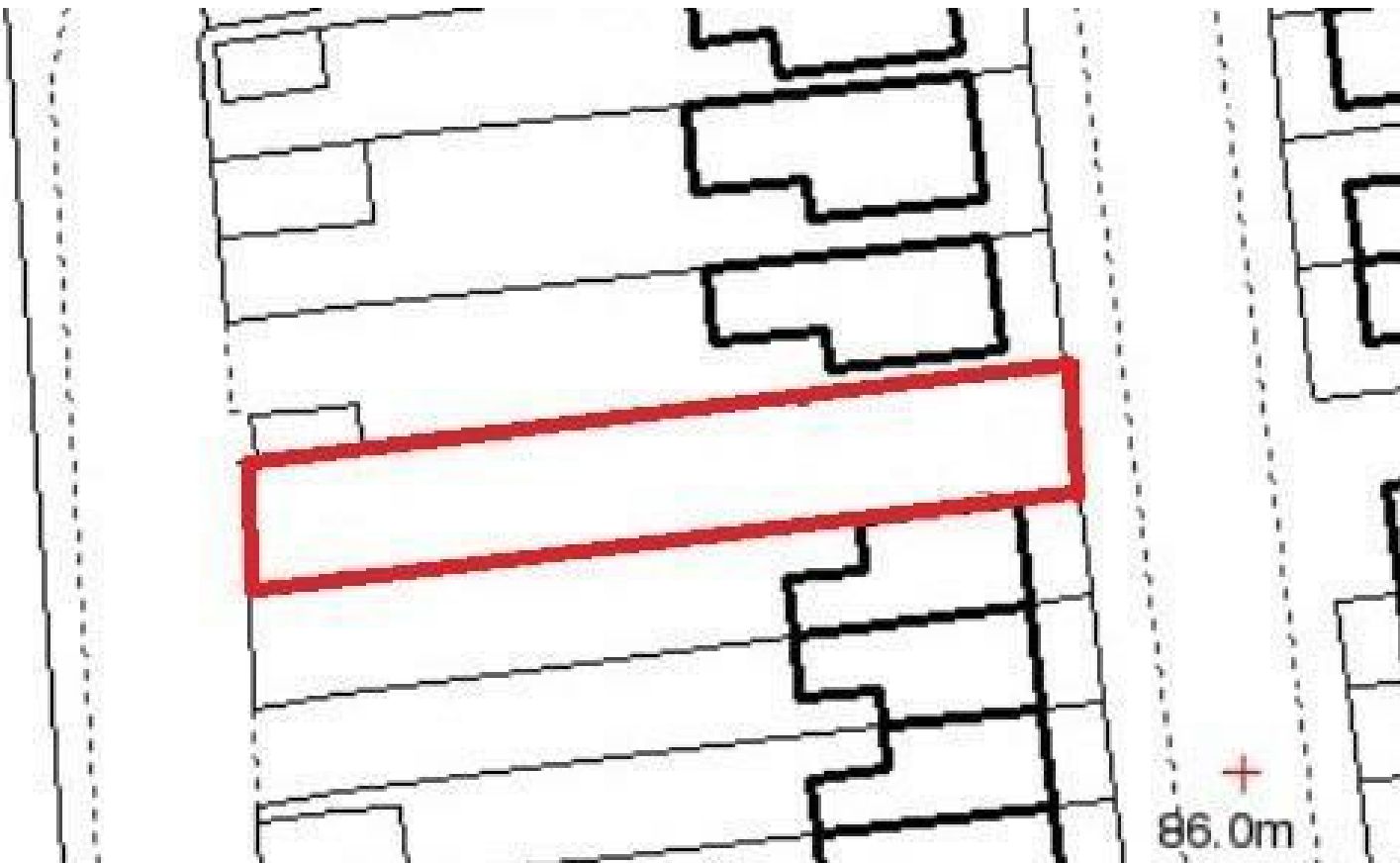
England & WalesEU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & WalesEU Directive 2002/91/EC





Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

