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# Building Plot

Adj. 12 Church Lane, Holybourne, Alton, Hampshire, GU34 4HD

Price £850,000









Building Plot, Adj. 12 Church Lane,  
Holybourne, Alton, Hampshire, GU34 4HD

Price £850,000 Freehold

All the distances below are as the crow flies

- Alton Station 1.12 miles
- Alton town centre 1.148 miles
- A31 access 822 metres
- Farnham 7.38 miles

A magnificent opportunity to create a truly outstanding contemporary home set in a wonderful mature plot which gently slopes down to the Bourne stream. Set within a highly prized location within a conservation area of Holybourne.

- Consent for:-
- A spectacular post modernist style house
- Dwelling to comprise 325 sq metres
- Magnificent south westerly plot leading to the Bourne stream
- First class residential area within the village conservation area ready to build immediately
- Also planning permission granted for a smaller alternative house.





## DESCRIPTION

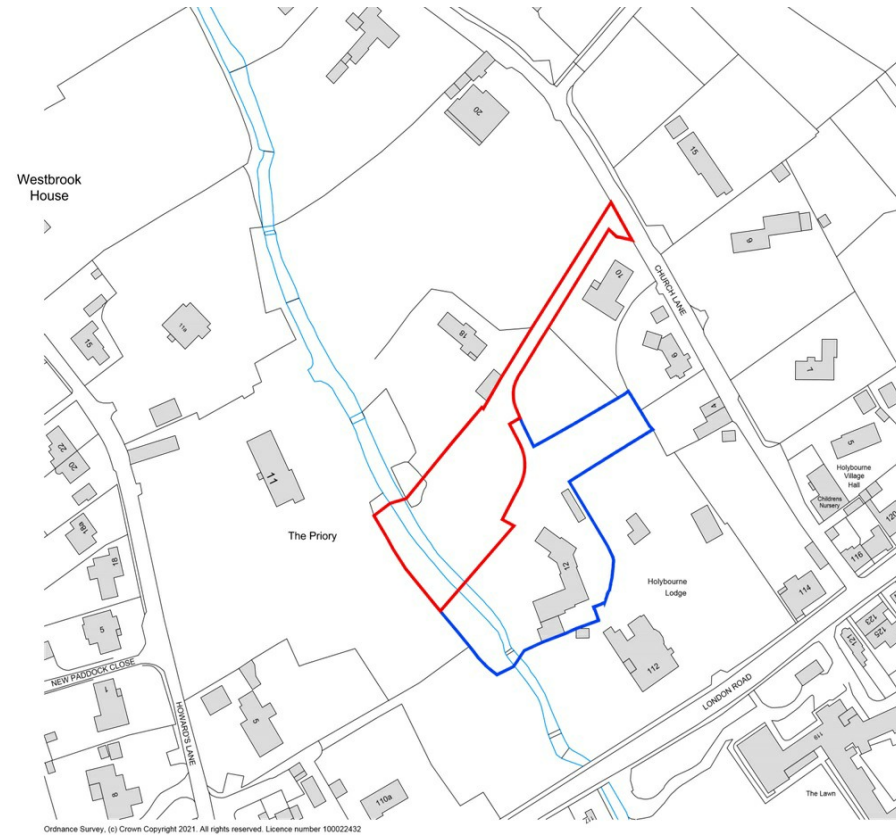
A unique and fabulous opportunity to acquire a very special building plot which will enable the buyer to create a stunning contemporary home of 325 sq. metres along with associated parking. This beautiful plot gently slopes down to the Bourne stream. Planning reference 34319/006.

## ALTERNATIVE PLANS

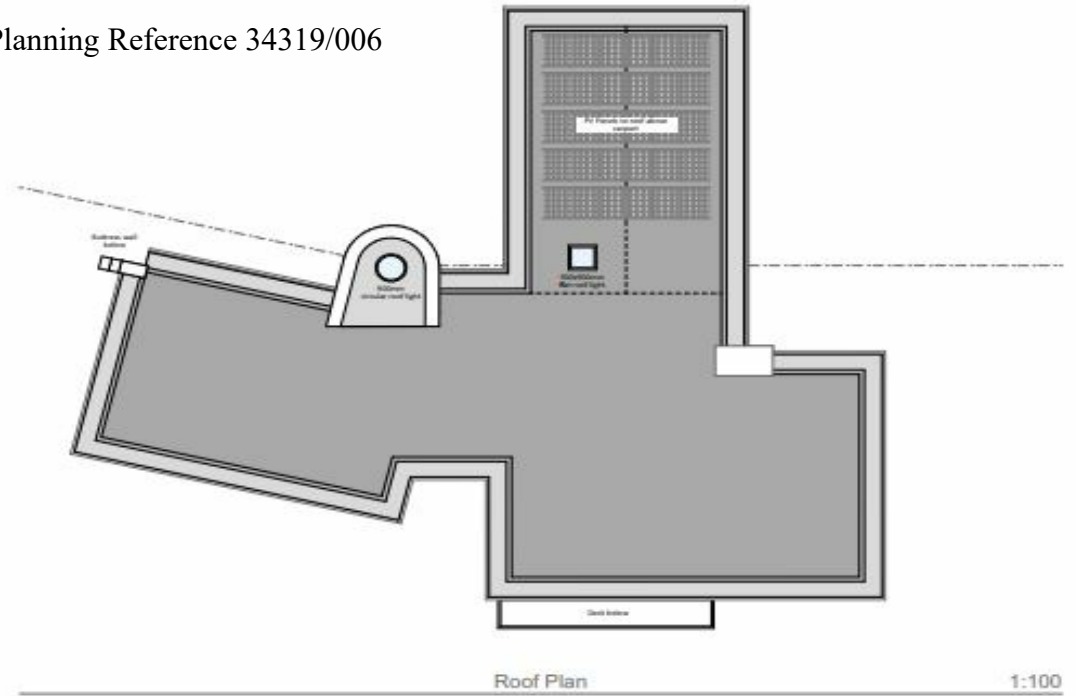
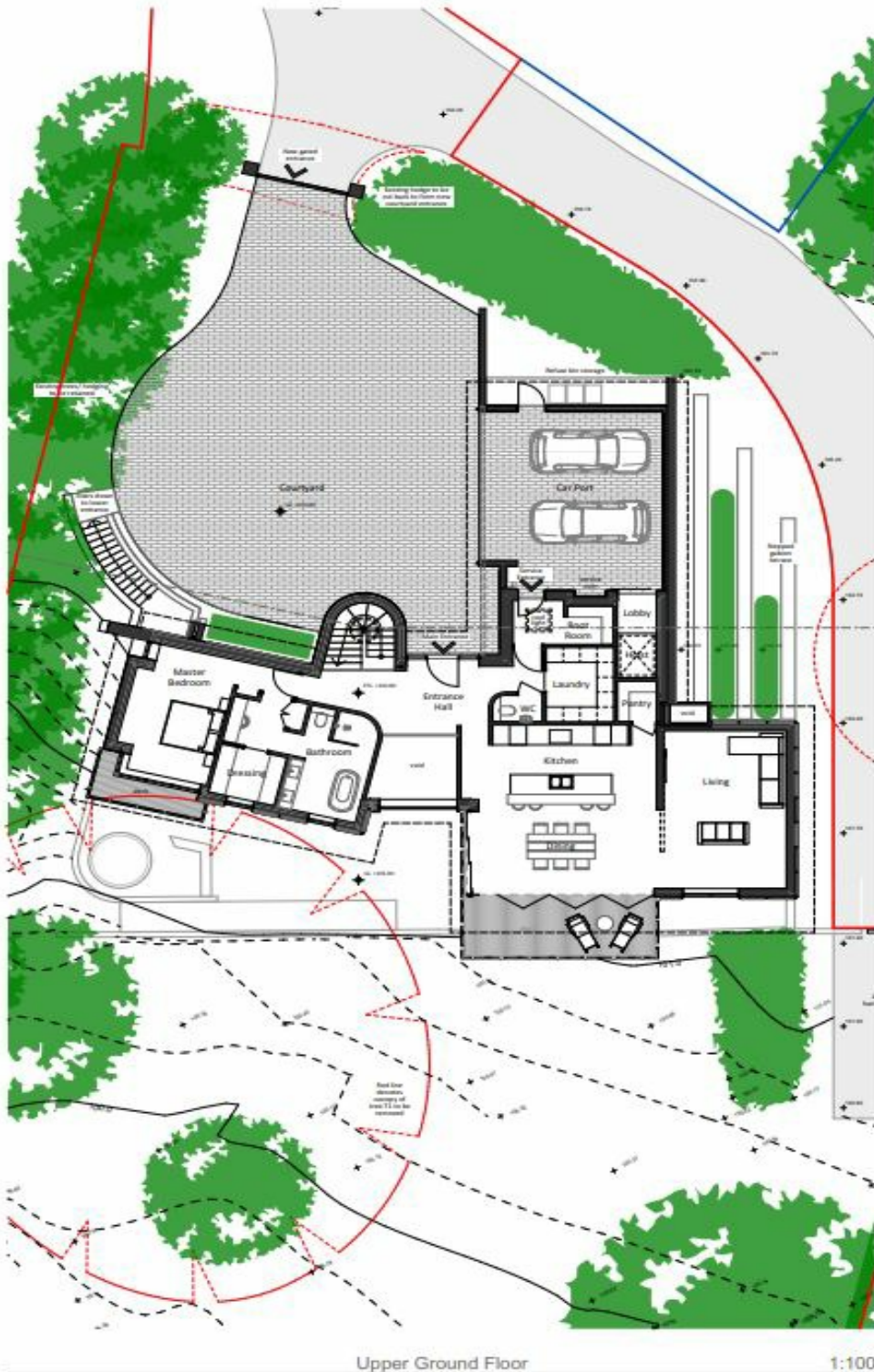
Should any prospective purchaser fall in love with the setting and location of this plot but not need a house of 325 sq metres, there is also planning permission for a more modest property of approximately 260 sq. Metres. This more modest property will of course have financial benefits when it comes build costs etc. and the plans can be found on this brochure. Planning reference 34319/007.

## LOCATION

Set just off a highly prestigious village lane which is close to the village centre of Holybourne, which is a much cherished traditional village with easy access, not only to Alton and the station (Waterloo line - minimum journey 67 minutes), but also the A31, Guildford, Farnham, Alton and Alresford - Winchester axis. In true village tradition Holybourne has a primary school (Andrews' Endowed), Holybourne Stores/ Post Office, the Church of the Holy Rood with the village pond adjacent, Holybourne Theatre, a village hall, sports pavilion, fields and clubs, play park and history dating back to the Roman times. There are also a network of footpaths leading to the North and South Downs transerving the Wey Valley. Alton provides major and varied shops including Waitrose, M&S, Sainsbury's and the Boots and Iceland stores, 2 senior schools, Alton HSDC College and leisure centre with 2 outlying golf courses.







## ARCHITECT STATEMENT

Macallan Penfold Architects have just gained planning approval for a new private house within the heart of the Holybourne conservation area in Hampshire, the first step towards fulfilling our client's ambition to create a new family home on the plot of land that they purchased for its wonderful setting. Their brief was to take advantage of the site's aspect and resources to make the house highly sustainable and as energy efficient as possible, further augmenting a naturally sloping verdant site, adopting natural materials, maximising light and obscuring the threshold between inside and out.

Our response is a low impact design organised to demonstrate that the existing open character of this substantial garden area will be maintained; that respects the historic grain of development; is carefully sited to minimise visual impact and have no detrimental effect on the neighbouring properties; is sensitive to the particular ecological issues associated with its riparian setting, maintaining and enhancing biodiversity of flora and fauna; and, by virtue of the site's screened and planted boundaries, will be concealed from any public vantage point. To ameliorate the incline in the slope (a drop of 4.5m across 45 metres) and reduce visual impact, the house will be partially built into the landscape. Designed as a sculptural piece within its sylvan setting the building's envelope is purposely subservient to the landscape, using natural materials to soften the strong contemporary forms.

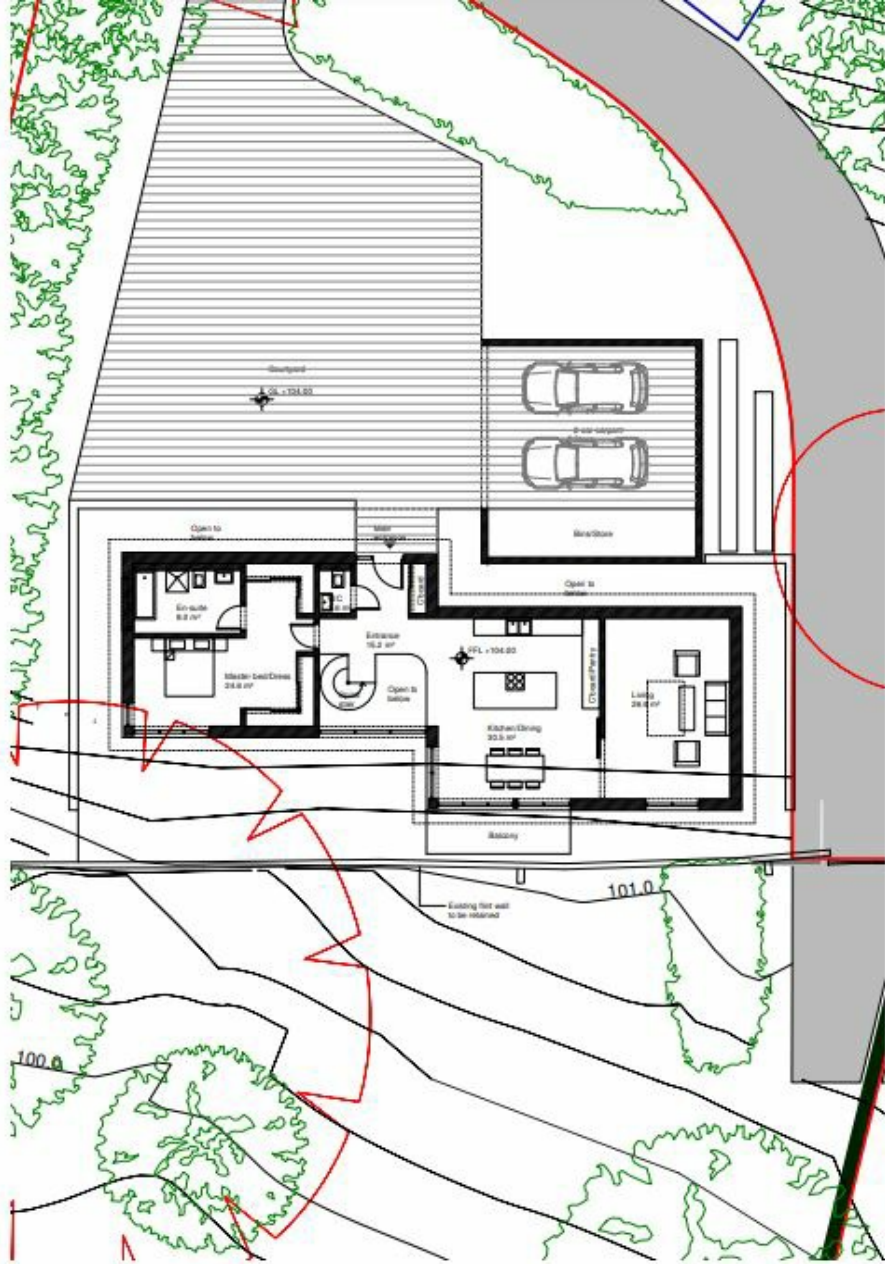
## DIRECTIONS

From The Queen Elizabeth mini-roundabout on the eastern side of Alton town centre, proceed away from the town on Normandy Street. Shortly becoming Anstey Road. Continue eventually passing Anstey Park recreation area on the left where the road becomes London Road. At Eggar's School traffic lights turn left for Holybourne and follow the road along into the heart of the village. Turn left into Church Lane just before the pub. Proceed along Church Lane and the entrance to number 12 will be found on the left hand side.



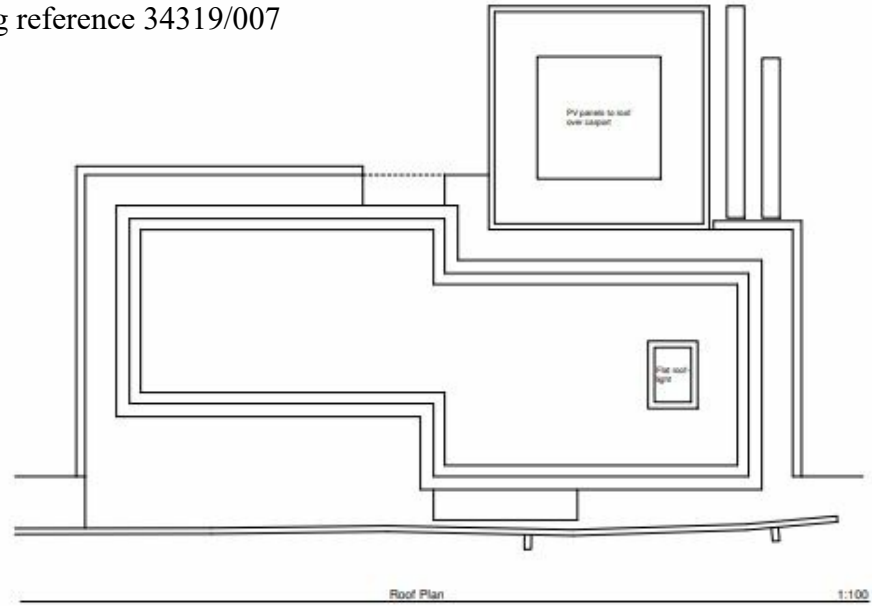


Alternative Plan  
 Planning reference 34319/007



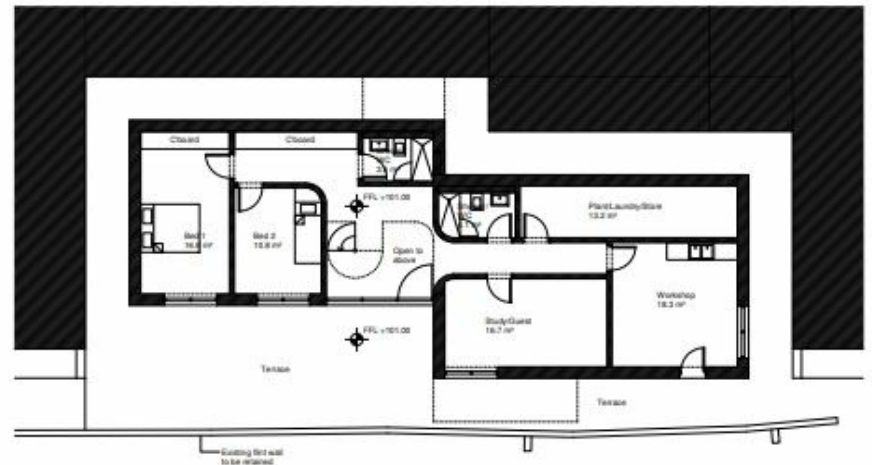
Upper Ground Floor

1:100



Roof Plan

1:100



Lower Ground Floor

1:100

# Alternative Plan

## Planning reference 34319/007



E-01 North East Courtyard Elevation 1:100



E-02 South East Elevation 1:100



E-03 South West Garden Elevation 1:100



E-04 North West Garden Elevation 1:100

Schedule of External Materials	
1	Charley grey facing bricks
2	Through coloured render
3	Vertical timber cladding
4	Galvan steel structure to support evergreen climbing plants
5	Aluminium/timber framed glazing with rope glazing
6	Timber canopy
7	Timber weathered edge detail
8	Existing fire wall to be retained



Section 1 1:100



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Rev	Description	Date	By	Check



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CPRKD322012

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