

## ALBANY WOOD, BISHOP'S WALTHAM, HAMPSHIRE, SOUTHEAST ENGLAND

3 & 4 BEDROOM HOUSES FROM £404,950



### ADDRESS

Albany Wood, Bishops Waltham, Southampton, Hampshire, SO32 1BY

### LOCATION

Bishops Waltham is a medieval market town on the edge of the South Downs National Park. The traditional high street provides a good range of shops, and cafes.

- Small town surrounded by countryside, but close to two cities.
- The ancient historic city of Winchester (England's former Capital city) is 10 miles north,
- The port of Southampton (the 2<sup>nd</sup> busiest port in the UK) is 10 miles south. Southampton has the largest turnaround of cruise ship passengers in Europe.
- London is accessible (70 miles northwest) by direct train from Botley station)
- Popular with visitors enjoying the architecture, country walks and country pubs
- Southampton airport (8 miles) serves 25 European destinations
- West Quay shopping mall in Southampton provides 95,000 m<sup>2</sup> of retail and leisure space
- Hampshire has numerous marinas and harbours, offering opportunities to kayak or sail.
- Hampshire is great for families with Marwell Zoo, the New Forest Wildlife Park, Paultons Park and Birdworld all within easy reach.



## DEVELOPER

**Crest Nicholson** is one of the UK's largest housebuilders. Their award-winning developments feature attractive homes with high quality specification. Crest Nicholson build each property using careful methods of construction and a keen eye for detail.

## Crest Nicholson – Albany Wood

68 homes in total, all completed and ready for immediate occupation.

## Planning Permission

APP/L1765/W/18/3210599



## ESTIMATED COMPLETION

Completed

## EDUCATION

58 Independent schools in the county of Hampshire  
University of Southampton (10,000 international students)

### Primary Schools

Within 1 mile radius: 1 primary schools ranked as 'Good' by Ofsted and 1 ranked 'Outstanding'  
Within 2 mile radius: 2 primary schools ranked 'Good' by Ofsted and 2 ranked as 'Outstanding'

### Developer solicitor

Shakespeare Martineau  
Caroline Conacher

### New Homes Warranty

NHBC

## ESTATE CHARGES

Estimated from £274 p.a.

### Payment

£1,000 reservation fee  
10% due on exchange of contracts, balance due on completion

### Secondary Schools

Within 3 mile radius: 2 senior school ranked as 'Good' by Ofsted

### Recommended Purchaser solicitor

Riseam Sharples  
Mike Ellis

## Development Plan



### Further Information

For further information, please contact:

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## PRICE LIST

Albany Wood, Bishops Waltham, Southampton, Hampshire, SO32 1BY

Plot	Type (i.e. detached)	Name (i.e. Windsor)	Floor	Bedrooms	Bathroom	Area (ft <sup>2</sup> )	Parking	Est. Completion	Est. Estate / Service Charge (p.a.)	Price (£)	Price (£) per ft <sup>2</sup>	Tenure	Reservation Fee (£)	% Due on Exchange	% Due on completion
16	Detached	The Keswick	G, 1	4	2.5	1,226	Single garage and 2 parking space	Completed	274	559,950	456.7292007	Freehold	1,000	10	90
55	Semi-Detached	The Hatfield	G, 1	3	2.5	864	2 parking spaces	Completed	274	404,950	468.6921296	Freehold	1,000	10	90
57	Semi-Detached	The Hatfield	G,1	3	2.5	864	3 parking spaces incl. car port	Completed	274	409,950	474.4791667	Freehold	1,000	10	90
58	Semi-Detached	The Chesham	G,1	3	2.5	997	3 parking spaces incl. car port	Completed	274	449,950	451.3039117	Freehold	1,000	10	90
28	Detached	The Evesham	G,1	3	2.5	949	2 parking spaces and garage	Completed	274	459,950	484.6680717	Freehold	1,000	10	90
37	Semi-Detached	The Chesham	G,1	3	2.5	997	2 parking spaces	Completed	274	464,950	466.3490471	Freehold	1,000	10	90
23	Detached	The Lancing	G,1	4	2.5	1,322	2 parking spaces and double garage	Completed	274	634,950	480.2950076	Freehold	1,000	10	90
38	Detached	The Lancing	G,1	4	2.5	1,322	2 parking spaces and garage	Completed	274	629,950	476.5128593	Freehold	1,000	10	90

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