

Peter Clarke



Site off Birmingham Road, Bishopton, Stratford-upon-Avon, CV37 0RN

Offers Invited

Strategic Site * Three Acres * Situated on the Outskirts of Stratford upon Avon off the main A3400 Birmingham Road * Yard with Buildings presently used as Winter Quarters for Moscow State Circus



STRATFORD-UPON-AVON is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 7 miles distance at Longbridge, Warwick, enabling good communications of the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.

The site is strategically placed on the northern side of Stratford upon Avon, close to its intersection with the main A46 and A3400 Birmingham Road. Forming part of an area adjacent to Lower Langley Farm with a cluster of commercial buildings with Rybrook Stratford Mini Garage fronting A3400.

DESCRIPTION

The site comprises approximately three acres as identified

edged red on the plan. Consisting of a yard and buildings, which has been used as winter quarters storage for Moscow State Circus since the 1940s. The site benefits from a permanent right of access leading directly on to the A3400 Birmingham Road.

PLANNING

The area lies outside the built up area boundary of Stratford upon Avon. It potentially could be a medium/long term strategic site, together with adjoining land ownerships. The site is recognised as an established yard with an established use as a circus winter quarters. As such, the recognition of "previously developed land" potentially could provide medium/long term strategic site for alternative uses.

BASIS OF SALE

Offers are invited for the Freehold. Vacant possession is to be given upon completion.

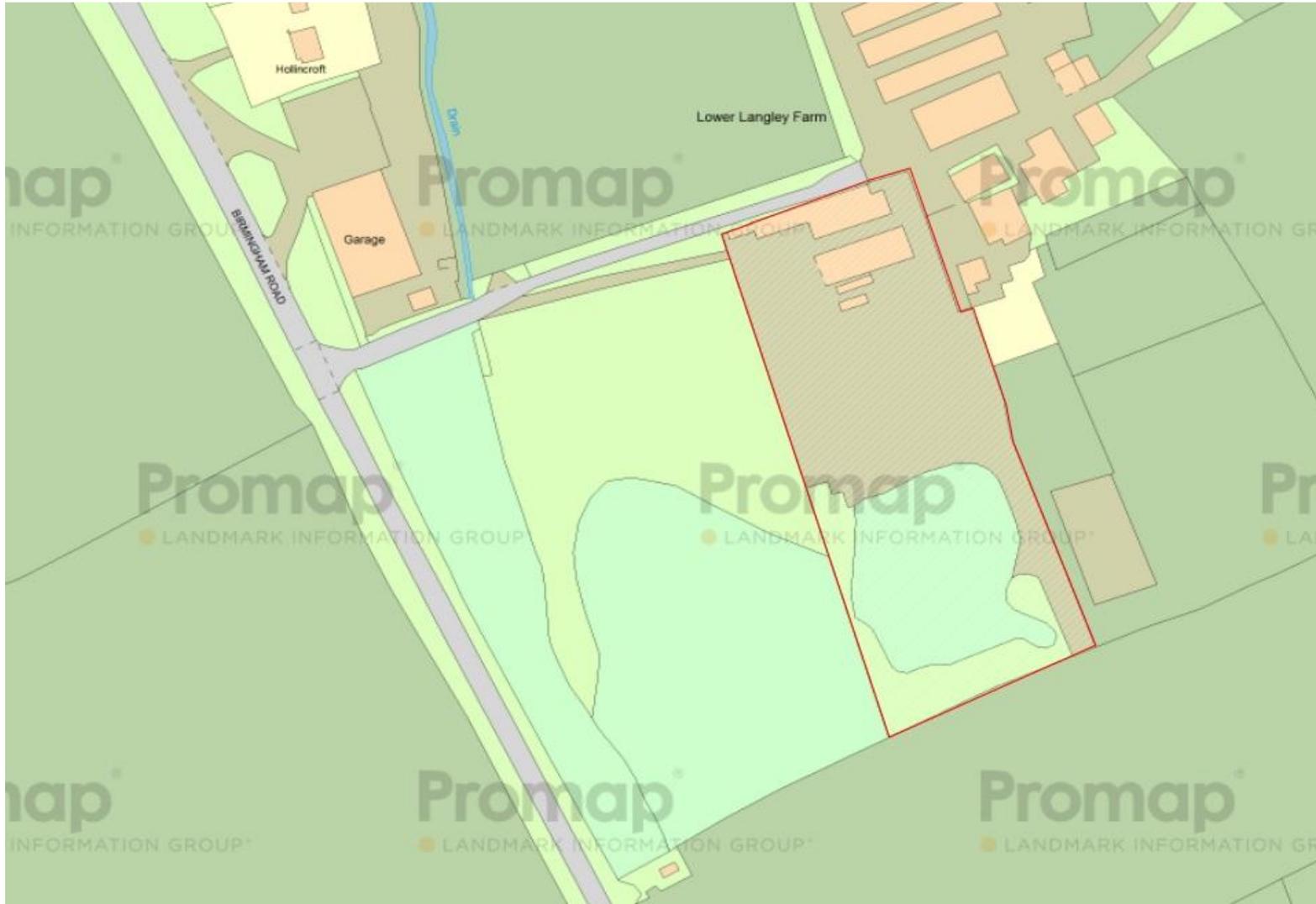
VAT

All prices are quoted exclusive of VAT, which may be payable in addition.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS





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