



Peter Clarke

Development Site, Headland Rise, Welford On Avon, Stratford-upon-Avon, CV37 8ET Offers in Excess of £275,000

A well-positioned development site with detailed planning consent for two three bedroom houses each 1185 sq.ft. (110 sq.m) plus car ports



WELFORD ON AVON is a popular village approximately four-and-half miles from Stratford upon Avon and close to the North Cotswolds and the vale of Evesham. The Village has a range of local amenities, which include shop, Junior and Infant School and three Inns, sporting facilities and church, whilst more comprehensive facilities are available in the nearby towns of Stratford-upon-Avon (4 miles), Evesham (11 miles), Alcester and Birmingham (29 miles). The M40 motorway junction at Longbridge near Warwick is located within approximately 10 miles giving access to the region's motorway network.

HEADLAND RISE is situated off Headland Road, close to the centre of the village and near to Welford on Avon Primary School.

DESCRIPTION The site is in a relatively elevated position at the top of Headland Rise, enjoying far reaching views to the front. Presently fifteen disused garages with an existing vehicular access from Headland Rise. The site benefits from a detailed planning consent for a pair of three bedroom semi-detached houses each approximately 1185 sq.ft. (110 sq.m.) GIA, together with double carports for each property.

PLANNING There is a detailed planning consent Ref: 20/00375/FUL dated 15th July 2020 for the demolition of fifteen lock-up garages and the construction of two new dwellings, car port and associated works. The associated floor plans and proposed site plan are shown. Please note that the gross internal floor area measurement is indicative and may vary according to build specification.

COMMUNITY INFRASTRUCTURE LEVY (CIL) The purchaser is to be responsible for any CIL and should satisfy themselves in this respect before proceeding.

Stratford on Avon District Council has confirmed that the liability for CIL will be £3,012.64 in their CIL Liability Notice Ref: LN00000764 dated 30th July 2020.

BASIS OF SALE The development site is offered for sale with offers invited in excess of £275,000.

ADDITIONAL INFORMATION Additional information is available electronically as follows:

- * Planning Consent Notice
- * CIL Documents
- * Site Survey
- * Ground Report
- * Approved Plans and Elevations
- * Approved Proposed Site Plan
- * Plan showing an additional strip of land purchased to the rear

GENERAL INFORMATION

TENURE The site is to be sold Freehold with vacant possession upon completion.

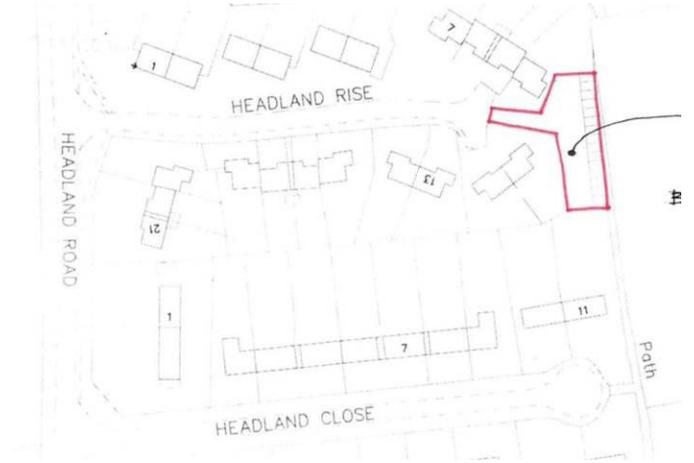
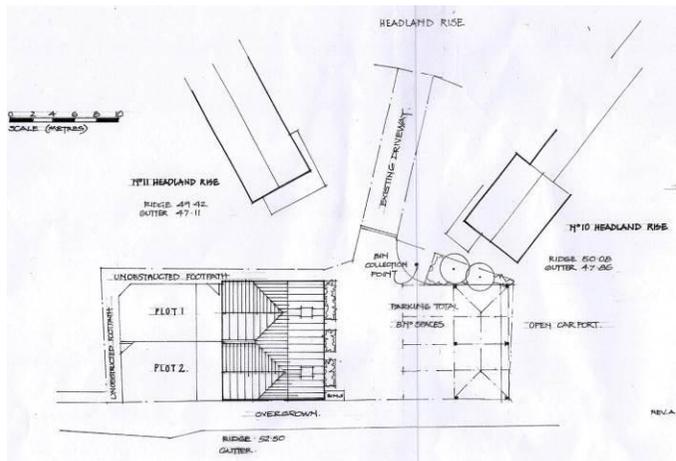
SERVICES Purchasers are advised to make their own enquiries with regards provision of services. There is no mains gas in Welford on Avon.

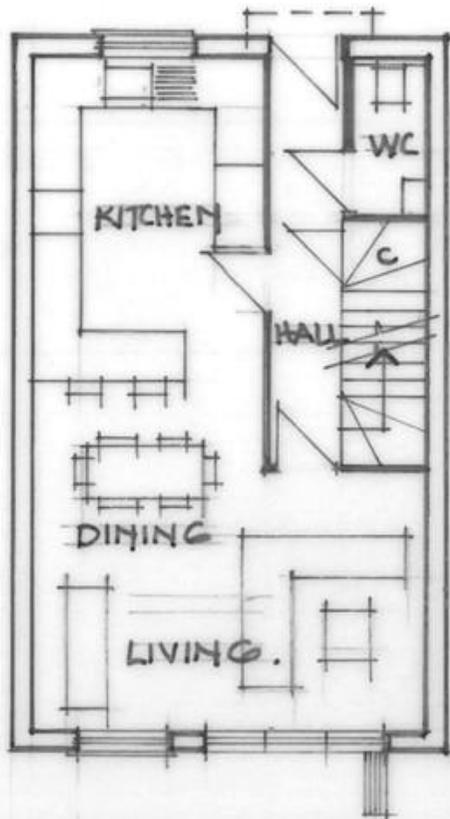
RIGHTS OF WAY The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

DIRECTIONS: The property's postcode is CV37 8ET. Proceed from the maypole in the centre of Welford on Avon, turning right into Barton Road. Take the next turning on the right into Headland Road. Headland Rise is the second road on the right-hand side and the site is situated at the very top of the road as identified by the agents For Sale board.

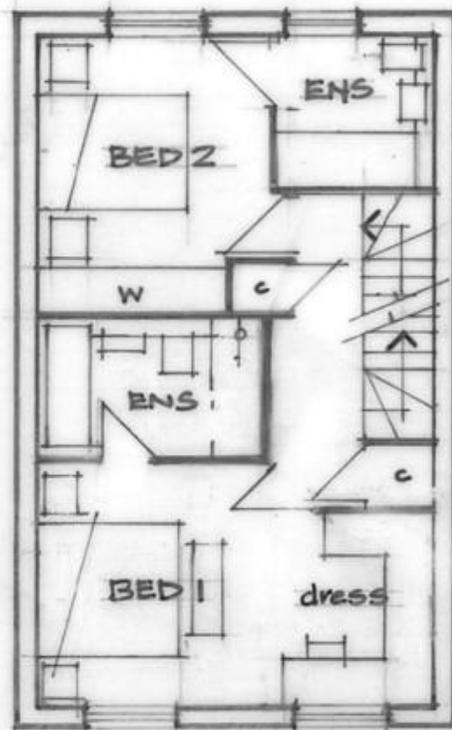
VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

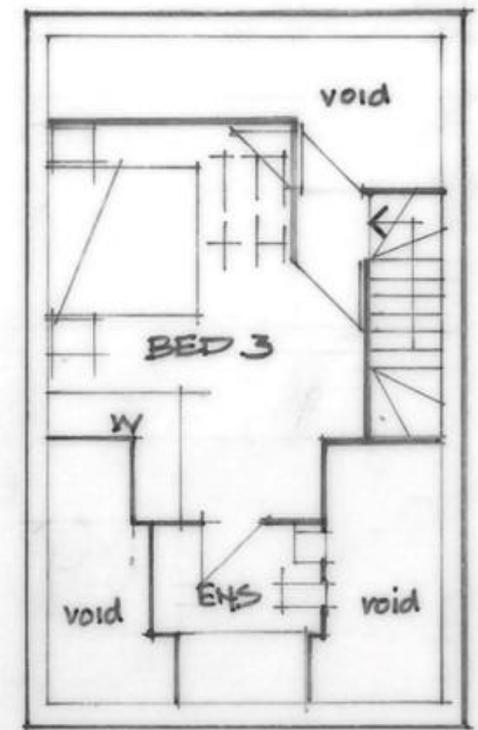




GROUND FLOOR

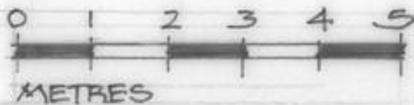


FIRST FLOOR



SECOND FLOOR

SCALE.



METRES



NORTH.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings. (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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