

ROADSIDE DEVELOPMENT LAND (SUBJECT TO PLANNING)

3 Stratford Road, Bidford on Avon, Warwickshire,
B50 4LX



Site Area: 7.162 acres (2.898 hectares)



FOR SALE



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LOCATION

Bidford is ideally located, being easily accessed from Stratford, Evesham & The Cotswolds. The village of Bidford-on-Avon is a mere 840 meters from the site. Bidford itself is four miles south east of Alcester. Bidford-on-Avon is a popular mooring point and canal boats can pass up the Avon as far as Stratford-upon-Avon and join the canal system there. The site is located fronting the B439 Stratford Road, this is a main commuter road into and out of Stratford-upon-Avon. The site is positioned a few miles from local amenities such as Budgens (Warner's) Store, Riverside Florists, Bidford Bakery and The One Stop community store. The site is situated next door to the new Bidford Medical Centre which will have services from health centre such as general Practice Surgery, child health surveillance, registration consultations, Immunisation and Vaccination clinic, Minor Operations clinic Warfarin (INR) clinic and a Pharmacy. The current number of patients listed with Bidford Medical Centre circa 11,000. Adjacent to the Medical Centre is a residential dwelling with associated outbuildings, to the north east and east undeveloped farm land and to the south to the other side of the Stratford Road is Bidford Grange Hotel and Golf Course.

DESCRIPTION

The total site extends to approximately 2.8 hectares (6.918 acres) and comprises of mostly vacant land to the rear of the Medical Centre. The site currently has a single access onto the B439. The plan shows the available land outlined in red. The land outlined in blue is to be retained by the Vendor.

PLANNING

The site currently has planning permission for change of use of a garden centre to a medical health centre and associated parking, landscaping and demolition of glasshouses (Ref: 13/01973/FUL). The site is **not** subject to any particular policy constraint or designation. For example it is not in the Green Belt, ANOB, a Conservation Area or flood risk zone. The site has been put forward by the Vendor for the 2014 SHLAA Call for Sites suitable for residential care home and extra care uses.

TENURE

The site is available immediately, freehold with vacant possession.

GUIDE PRICE

Guide price is available upon application. A full information pack is available on request.

LEGAL

The owner is to have rights of access and services across and through the land highlighted in blue.

VIEWING

All viewings to be strictly by prior appointment with sole agent Keri Dobson or Lauren Ottley via Telephone 01789 298006/email kdobson@dobson-grey.co.uk or lottley@dobson-grey.co.uk who can arrange a viewing of the site.

Do not rely on site boundaries. For illustrative purposes only.

SUBJECT TO CONTRACT

- Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Dobson Grey Land & Development Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Dobson-Grey Land & Development Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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- The vendor reserves the right not to accept the highest, or any offer made.
Whilst we endeavour to make our particulars accurate and reliable, if there are any points which are of particular importance to you please contact Dobson-Grey and we will be pleased to check the information with the Seller(s)/Lessor(s), particularly if you are travelling some distance to view the property.
A copy of the Property Misdescriptions Act 1991 can be found online by following the following link: http://www.opsi.gov.uk/acts/cacts1991/Ukpga_19910029_en_1.htm