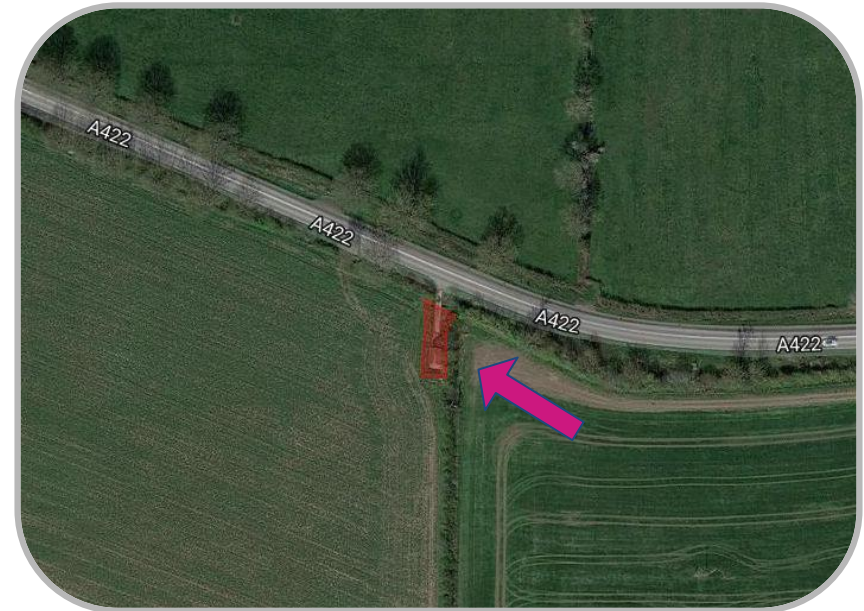


# POTENTIAL DEVELOPMENT SITE

Pillerton Priors Telephone Repeater Station, Banbury Road, Pillerton Priors, Warwick, CV35 0PG

- Land for Sale with great development potential (subject to planning)
- Located on the outskirts of Pillerton Priors a highly sought after village.
- Site area: 0.041 acres (0.0167 hectares)
- Close to range of excellent schools and surrounding amenities



# FOR SALE

1 Alscot Studios  
Alscot Park  
Atherstone on Stour  
Stratford upon Avon  
CV37 8BL



T: 01789 298 006

[www.dobson-grey.co.uk](http://www.dobson-grey.co.uk)



## LOCATION

The subject property is situated on the outskirts of Pillerton Priors which is a highly sort after village located in South Warwickshire. Pillerton Priors is a small village positioned by the Fosseway between Stratford-upon-Avon and Banbury. Local conveniences include post box and the village garage has a small convenience store.. Local amenities can be found in nearby in the village of Ettington (2 miles) which comprises of a local pub/restaurant, grocery shop, Post Office and infant school (Ofsted Rated Outstanding).

Situated in Stratford upon Avon District, 4 miles from Kineton, 6 miles from Shipston-on-Stour, 7 miles from Stratford-upon-Avon, 12 miles from Warwick, 13 miles from Banbury and Leamington Spa. Pillerton Priors is well placed for access to the M40 at 7 miles from Junction 12 of the M40 motorway at Gaydon which in turn provides fast links to the M42 and Birmingham International Airport and Railway Station and the N.E.C. The local town of Stratford upon Avon boasts an array of excellent schools including two grammar schools and Stratford High School.

# DOBSON GREY



January 2019

## SUBJECT TO CONTRACT

1. 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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4. VAT: The VAT position relating to the property may change without notice. All prices quoted are exclusive of VAT.
5. 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/acts1991/Ukpga\\_19910029\\_en\\_1.htm](http://www.opsi.gov.uk/acts/acts1991/Ukpga_19910029_en_1.htm)

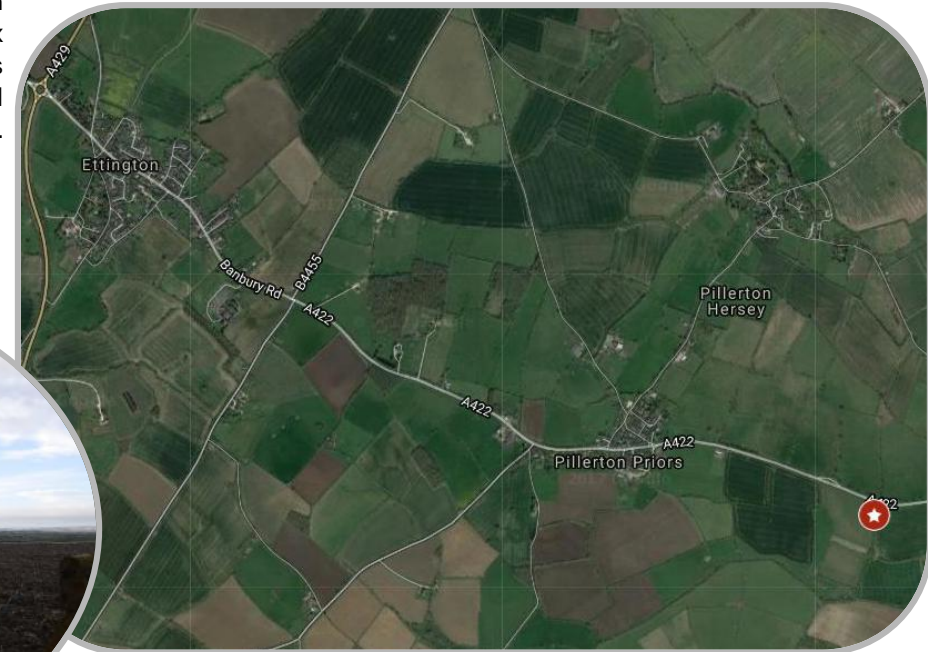


## SITE DESCRIPTION

The Property comprises a disused BT booster station/telephone repeater station. The site is accessed directly off the A422 with pedestrian only concrete footpath leading up to the property.

The Property is situated on a roughly rectangular parcel of land extending to 0.0167 hectares (0.041 acres). The site boundaries are mostly of mature tree specimens and hedgerow.

The building comprises of a single storey brick building incorporating casement aluminum framed windows with security glazing under a pitched tiled roof. The property has been measured on a Gross Internal Area (GIA) basis and has the following dimensions 4.6m x 5.1m equating to 23.46 sq m with a ridge height of 5.4m (2.9m eaves). The building is accessed via a timber door. Internally the the walls are painted brick with painted panelled roof and the floors are timber covered with linoleum tiles.



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## LEGAL

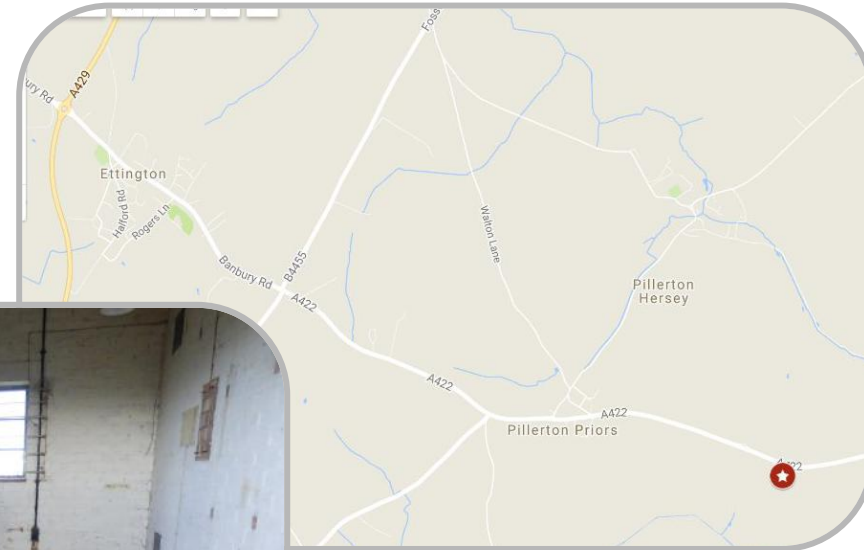
The site is available freehold with vacant possession as a whole. Parties are advised to obtain their own legal advice pertaining to the property.

## SERVICES

We understand that the property has electricity supply. Parties are to make their own enquiries regarding additional services that may be available.

## DELETERIOUS MATERIALS

Whilst untested, due to the age and former use of the building we suspect that ACM's (Asbestos Containing Materials) were used during the construction. No disturbance of the fabric of the building is permitted and all viewings are to be accompanied. Interested parties should make their own enquiries with a suitably qualified asbestos surveyor.



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## PLANNING

The Subject property is situated within the Parish Pillerton Priors and within Stratford District Council for planning purposes. The land is allocated as Open Countryside. Recent planning history details are set out belows:

Planning Reference	Date	Proposal	Decision
15/00833/FUL	14/05/2015	Demolition of existing BT booster station building and change of use of land for the siting of a mobile home for holiday home/holiday let use and associated works.	Application Withdrawn

Information on this application can be accessed via the Stratford District Council Planning Portal via this link:

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=NLF0LHPMIH500>

## GUIDE PRICE

Unconditional offers are invited in the region of £45,000 subject to contract only.

## VIEWING

All viewing to be strictly by prior appointment please contact Keri Dobson or Hattie Matthews via telephone 01789 298 006 or email [kdobson@dobson-grey.co.uk](mailto:kdobson@dobson-grey.co.uk) or [hmatthews@dobson-grey.co.uk](mailto:hmatthews@dobson-grey.co.uk) who can arrange a viewing of the site.

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