

# DEVELOPMENT LAND FOR SALE

## Land at Park Lane, Great Alne, B49 6HS



- Land for Sale with planning for a beautifully designed 4 bed dwelling (approximately 2,908 sqft)
- Located in the highly sought after village of Great Alne
- Site area: 0.37 acres (0.15 hectares)
- Close to range of excellent schools and amenities



# FOR SALE

9 Grove Business Park  
Atherstone on Stour  
Stratford upon Avon  
CV37 8DX



T: 01789 298 006

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

## LOCATION

The site is situated in Great Alne Village only 2 miles East of Alcester. Alcester is known for its Grammar School and other excellent education establishments such as St Benedict's High School and Tudor Grange Primary School. The town benefits from a Waitrose supermarket and many shops. This bustling market town includes many idyllic tearooms and coffee shops. It also benefits from small boutiques. There are also important amenities such as a pharmacy, banks and Post Office. Great Alne village has a Primary School, Church, Village Hall, and new Cricket Clubhouse providing an opportunity to get involved with many Village social events.. The site itself is surrounded by beautiful countryside to the rear which gives picturesque views.

No more than 6 miles away is the historic town of Henley in Arden; with great transport links including a railway station with lines to Birmingham and Stratford upon Avon. Henley in Arden also has three primary schools and Warwickshire college. The idyllic town of Henley in Arden hosts many local pubs, restaurants and other amenities making it a well rounded town with lots to offer.

It is perfectly positioned to take advantage of the benefits that Maudslay Park offer to permissive dog walking paths, and coming soon a shop close to the entrance gate, a fitness centre and swimming pool.

## SITE DESCRIPTION

The Property comprises a green field which extends to a site area of 0.15 hectares (0.37 acres). The site has a single access directly from Park Lane. It is a flat piece of land that is not disturbed by traffic noise. Behind the site there are open fields which create a picturesque setting. The site is also south facing so benefits from optimal sunshine and is sheltered.

## PLANNING

The site is located within Stratford District Council for planning purposes. The site has full planning permission (16/03259/FUL) and certain conditions have already been discharged. Please refer to the Information Pack.



September 2017

## 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).
  2. Photos, Measurements etc: The photographs refer to elements/parts of the property as they appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only and should not be relied upon. If such details are fundamental to a purchase or tenancy, then the purchaser or tenant must rely on their own enquiries or those, which may be performed by their appointed advisers upon reasonable notification of Dobson Grey.
  3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection and make their own enquiries with the necessary authorities that these matters have been properly dealt with and that all information is correct.
  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/cacts1991/Ukpga\\_19910029\\_en\\_1.htm](http://www.opsi.gov.uk/acts/cacts1991/Ukpga_19910029_en_1.htm)

## LEGAL

The site is to be sold freehold as a whole. Further information on title is available in the Information Pack.

## SERVICES

Although the site does not currently have mains services, Severn Trent have provided a connection quotation of £2,788.77. Electricity connections via Western Power Distribution have been quoted at £7,219.14.

## INFORMATION PACK

An information pack is available containing further information by following this link:

[Great Aine Information Pack](#)

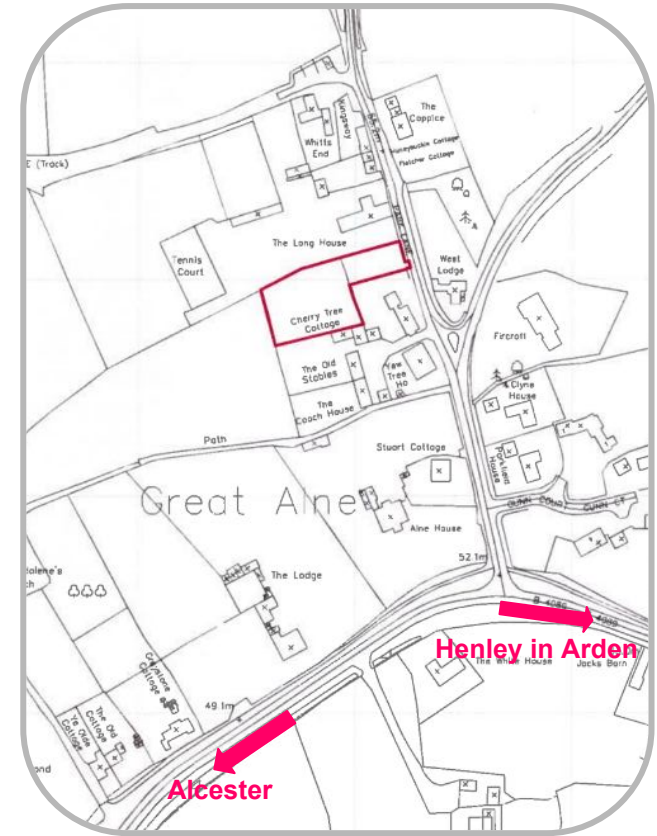
## GUIDE PRICE

Offers are invited for the site in whole on an unconditional basis in the region of £450,000 subject to contract only.

## VIEWING

All viewing to be strictly by prior appointment with sole agent Keri Dobson via telephone 01789 298006 or email [kdobson@dobson-grey.co.uk](mailto:kdobson@dobson-grey.co.uk) who can arrange a viewing of the site.

# DOBSON GREY



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# Floor Plans



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