



## LOCATION

The site is situated just on the outskirts of Stratford-upon-Avon, ideally located, being easily accessed from Stratford, Evesham and the Cotswolds. The site is 1.8 miles west of Stratford town centre, 7.6 miles south west of Alcester and 12.6 miles Northeast of Evesham. The site is located fronting the B439 Evesham Road, this is one of the main commuter roads into and out of Stratford-upon-Avon. The site is positioned 1.3 miles from Stratford Race Course, 1.2 miles from the local shop and The Salmon Tail Public House, which are a short distance from Threshers wine store, Dry cleaners and Stratford Dental. The nearest bus stop is 0.6 miles away adjacent to Limes Avenue and 60.5 metres from the nearest post box. The nearest schools are Stratford Primary School (1.4 miles), Stratford Grammar School for Girls (1.4 miles) Stratford Preparatory Montessori School (1.6 miles) and 1.6 miles from King Edward VI School. Stratford train station is 1.9 miles from the site. Stratford Parkway is located approximately 1.6 miles from the site. The site has residential properties either side of it (Sundial and Clunes), Bordon Hill Nurseries is opposite to the South and Stratford Car Centre to the east (60.5 metres away).



## SITE DESCRIPTION

The Property comprises a sloping green field. The total site extends to approximately 1.424 hectares (3.518 acres) and comprises vacant land. The site currently has a single access onto the B439. The site falls within a 40 mph zone. The closest bus stop to the site is 0.6 miles Southwest of the site. Access is directly from the Evesham Road (B439).

## PLANNING

The site is located within Stratford-upon-Avon District Council for planning purposes. We understand that the subject site is not subject to any particular policy constraint or designation. For example it is not in the Green Belt, ANOB, and a Conservation Area or in a flood risk zone. The site is located just outside the built up area boundary of Stratford upon Avon within a Special Landscape Area (Policy EF2) within the District Local Plan 2006 before it was deleted in 2009. The site received full planning permission for 113.20 sqm of stables and associated stores in 2008. (Ref: 08/02882/FUL). The site has been put forward for consideration as a potential residential development site in the Stratford District Council's Call for Sites 2014.

## LEGAL

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

## SERVICES

We understand that the site has mains electricity, water and drainage from the Evesham Road. Interested parties should make their own enquiries regarding services.

## GUIDE PRICE

Offers in excess of £250,000 for the site in whole on an unconditional or conditional basis.

## VIEWING

All viewing to be strictly by prior appointment with sole agents Dobson Grey. To Arrange a viewing or discuss the site please contact Keri Dobson on 01789 298006 alternatively via email [kdobson@dobson-grey.co.uk](mailto:kdobson@dobson-grey.co.uk)

**October 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)