DOBSON GREY

FOR Sale

Meadowbank
Birmingham Road,
Mappleborough Green,
Studley,
Warwickshire.
B80 7DF

ENQUIRE TODAY

01789 298 006

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OVERVIEW

Nestled within the highly sought-after village of Mappleborough Green, located in the prestigious Stratford-on-Avon district, this generous 1.553 hectares (3.838 acres) offers a rare development opportunity for residential developers. The land benefits from approved planning permission for two magnificent two-storey detached homes, which will be accessed via a secure, gated shared driveway. Its prime location provides superb commuter convenience, with rapid access to the M42 and M5 motorways, while keeping you just moments away from essential local amenities.

LOCATION

Mappleborough Green is situated on the western border of Warwickshire, adjacent to Studley, Tanworth-in-Arden, Beoley, Morton Bagot and Oldberrow. Its western boundary follows the A435 trunk road (Evesham to Birmingham), ensuring excellent commuter access. Although primarily a rural village, Mappleborough Green supports local farming and is known for its concentration of garden centres with cafes. The area also boasts two excellent local pubs.

The village is conveniently close to the larger communities of Studley and Alcester, which offer essential local amenities. These include nursery, primary and senior schools, a dentist, doctors, sports facilities, parks, boutique shops, a post office, various eateries, bus services and supermarkets. For further educational and retail options, Stratford-upon-Avon and Alcester host highly regarded grammar schools, such as Alcester Grammar, King Edwards VI School and Stratford Girls Grammar School, alongside a broader range of shops and entertainment venues. The location is highly desirable for commuters, with easy access to the M42 and M40 motorways, providing a convenient route to Birmingham International Airport while maintaining a tranquil, semi-rural setting. Surrounded by farms and woodland, the village provides immediate access to countryside activities.

Accommodation

The well-proportioned and spacious ground floor provides a thoughtful layout. To the right of the entrance is a generously sized study, while the left opens to a lounge that connects to the more private, leisurely wing of the home, which includes two further versatile rooms. The kitchen is a highlight, filled with natural light and featuring captivating views of the rear garden and surrounding fields.

- Entrance Hall
- Study
- Lounge
- Bar
- Media Room
- Kitchen
- Dining Room
- Utility Room

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Accommodation

The first floor offers five bedrooms, four of which are double sized. The elevated position ensures stunning countryside vistas are captured from many rooms, particularly those to the rear. The floor is serviced by a family bathroom (with a separate shower room) for three of the bedrooms, while two others benefit from en-suite facilities. The principal suite is notably grand and spacious, providing a 'penthouse' ambiance, a private balcony and a luxurious, large en-suite.

- Main Bedroom with En-suite Bathroom
- Bedroom 2
- Bedroom 3 with En-suite Shower Room
- Bedroom 4
- Bedroom 5
- Family Bathroom with separate Shower Room

OUTSIDE

The property is complemented by extensive, functional and meticulously maintained landscaped grounds, which are set to be split. Under this new layout, the existing impressive entrance, which features grand front gates leading along a long sweeping driveway flanked by lawns and mature trees, will be used to serve the two new dwellings, whose designated area also features the picturesque established pond, while a brand-new, dedicated entrance is to be created directly in front of the existing house. The perimeter is defined by low-level walls. To the existing house the practical amenities include an upgraded, hand-operated well pump, two greenhouses and a tool shed. Exclusively serving the existing main residence, the illuminated motor court facilitates easy vehicle movement and leads to a covered passageway connecting to the rear patio, adjacent to the quadruple garages, while its immediate front entrance is enhanced by a picturesque rockery and water feature.

Sellers Insight

Located in the Warwickshire village of Mappleborough Green, which lies a short distance north of Studley, this excellent property stands in approximately 3 acres of delightful gardens surrounded by mature trees and open countryside. Originally built in 1947 as a three bedroom home, the current owners, who have lived here since 1977, have extended and developed it into a sizeable 5 bedroom home.

"At the time we found the property we were living in a three bedroom semi-detached house and when we spotted the for sale sign we were taken with how much space the property offered and what great potential there was to develop it. We extended the house in 1982 and 1996 and have worked extensively to create beautiful gardens, these incorporate what were originally two fields. Accessed from the A435 (Birmingham Road) the house is reached via a long sweeping drive with lawns to each side, it's quite an impressive entrance. The attractive house is set back from the main road and once enveloped in the seclusion of the back garden the only sounds you really hear are those of nature. It's a wonderfully private home in a great village location, close to good amenities and road networks. It's been the perfect location for us to bring up a family and enjoy country life," say the owners.

"The house was in poor condition when we moved in and over the years we have extended and improved it, most recently updating the boiler, fully insulating the loft and installing a water filter unit."

"The gardens include several lawns and fabulous mature trees, including a walnut and apple. The gardens are currently looked after by two gardeners. It's a wonderful place to welcome and watch wildlife and enjoy all day sunshine. We particularly love a sunset gin and tonic in the rear garden Arbor."

"The house has a good mix of rooms for day to day living and entertaining and we very much enjoy the media and bar rooms, both are great for a Friday wind down! It's the most fantastic home to welcome guests into."

"The village has a primary school, three garden centres, two good pubs/restaurants and a shop, all within walking distance. A pedestrian gate gives easy access to the village."

"Living at Meadowbank has made us value having space and privacy and once the electric gates are closed it's like being in your own mini kingdom!"*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

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Overview of Land at Meadowbank, Birmingham Road, Mappleborough Green, Warwickshire B80 7DF

Nestled within the highly sought-after village of Mappleborough Green, located in the prestigious Stratford-on-Avon district, this generous 0.647 hectares (1.6 acres) plot offers a rare development opportunity. The land benefits from approved planning permission for two magnificent two-storey detached homes, which will be accessed via a secure, gated shared driveway. Its prime location provides superb commuter convenience, with rapid access to the M42 and M5 motorways, while keeping you just moments away from essential local amenities.

- Approved Planning Permission for 2 Plots
- Site Area 0.647 hectares (1.6 acres)
- Gated shared driveway
- Proposed Plot 1 (Including garage) - 343 sq m (3701 sq ft)
- Proposed Plot 2 (Including garage) - 501.4 sq m (5396 sq ft)

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Plot 1 Elevations and Floor Plan

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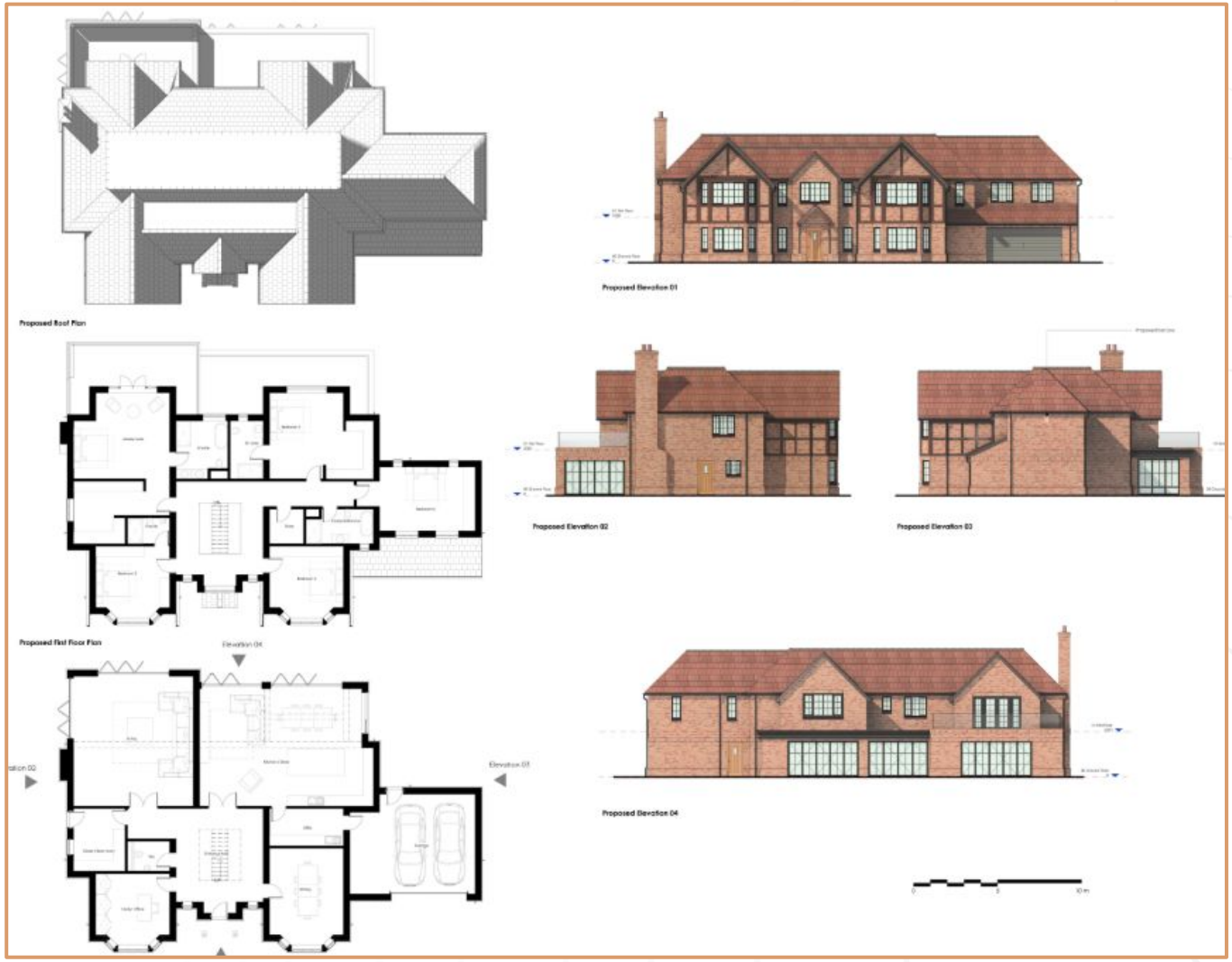
Plot 2 Elevations and Floor Plan



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Parking

2 x Double garage and a carport off road tarmac parking area.

Services

We understand from the Vendor that mains gas, electricity, and water are all fully connected and metered. Drainage is via soakaway. Interested parties should make their own enquiries. Further information can be found in the **Data Room**.

Tenure

The property is available freehold.

Access

The property features extensive landscaped grounds which are to be split. Under this new layout, the existing entrance, with its grand gates and sweeping tree-lined driveway, will serve the two new dwellings, whose designated area includes the established pond. A brand-new, private entrance will be created directly in front of the existing main house. The illuminated motor court, central water feature, rockery, and quadruple garages will remain completely exclusive to the existing residence.

EPC & Council Tax

Full information detailing the properties council tax and epc may be found in the **Data Room**. The existing house has an EPC rating of 70 C.

Planning

The Property has planning permission for 2 large dwellings which will be on a development area of 0.647 hectares (1.6 acres)

The proposed development involves the construction of two large, detached, two-storey family dwellings.

Proposed Plot 1 (Including garage) - 343 sq m (3701 sq ft)
Proposed Plot 2 (Including garage) - 501.4 sq m (5396 sq ft)

The full planning application is identified by Local Authority Planning Reference **25/01686/FUL**.

Plans and a copy of the planning permission may be found in the **data room.**

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HOW TO FIND THE SITE

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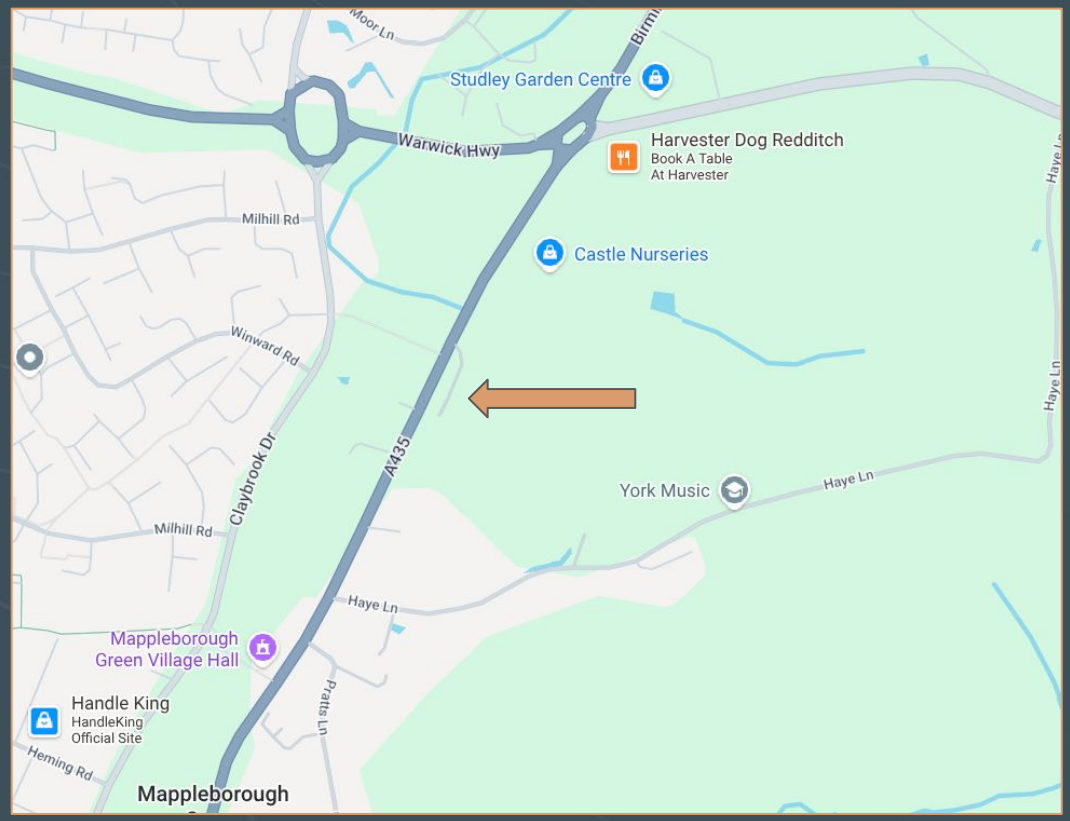
Method of Sale

The property is available by way of Private Treaty sale and our clients are seeking offers in the region of £2,200,000 subject to contract only.

Getting to the site - B80 7DF

The Property is located on the birmingham Road (A435). If you are coming for the North (Birmingham/M42). Travel south on the A435 towards Studley/Alcester. You will pass the Dog Inn pub on your left, then a garden centre (Castle Nurseries) the property will be shortly after the garden centre on your left after the 40mph sign.

What3Words /// logic.nurses.stem



VIEWINGS

All viewings to be strictly by prior appointment and accompanied, please contact:

Keri Dobson
Managing Director

Telephone: **01789 298006**
Email: **kdobson@dobson-grey.co.uk**

Aimee Chambers
Apprentice Surveyor

Telephone: **01789 298006**
Email: **achambers@dobson-grey.co.uk**

SUBJECT TO CONTRACT

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4. VAT: The VAT position relating to the property may change without notice. All prices and values quoted are exclusive of VAT, which will apply.
5. The vendor reserves the right not to accept the highest, or any offer made.
6. 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 Ltd 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.

Please see links to the following Guidance regarding the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Marketing Regulations 2008 (BPRs). https://www.gov.uk/marketing-advertising-law/regulations-that-affect-advertising

RICS Regulated by RICS

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Marketing Brochure Client Sign Off

Property: Meadowbank, Mappleborough Green, Studley B80 7DF

Client: Martyn and Jackie Hale

Date: 2/09/2026

As Chartered surveyors we are governed by the RICS UK commercial real estate agency PROFESSIONAL STATEMENT UK 1st edition, October 2016 Effective from 1 November 2016 dealing with real estate agency standards and various related legislations. We are also governed by the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) which set out what commercial practices are considered unfair when dealing with consumers and the Business Protection from Misleading Marketing Regulations 2008 (BPRs) which replaces the Property Misdescriptions Act 1991.

This legislation requires us to ensure that your marketing brochure provides;

- Accurate information regarding the property including plans, photographs and aspects.
- Accurate information regarding legal, planning and technical statements relating to services and any known environmental issues or contamination.
- Avoid misleading statements.
- Be able to provide justification of all claims.

We would be grateful if you could confirm that the brochure we have provided to you presents a true and accurate reflection of the details of property.

Signed: Martyn R Hale

Name: MARTYN R HALE

Date: 3RD SEPTEMBER 2026

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

Company Registration No: 08651793

RICS

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