



**Hockley Lane, Stratford Upon Avon, CV37 7SS**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

Discover a unique opportunity to acquire a prime plot of land in the picturesque village of Ettington, Warwickshire. This exceptional plot comes with full planning permission to build an executive family home offering 2,691 sq ft of luxurious living space, complemented by an adjoining detached double garage (454 sq ft). Nestled at the top end of Hockley Lane, this desirable plot is accessed via a private track, ensuring privacy and tranquillity. Situated on the northern side of the charming rural village of Ettington, the plot offers a serene setting with superb countryside views, while being just a short walk from essential village amenities. This plot provides the canvas for a build seeking a blend of luxury, convenience, and rural charm.

For more information, please contact Sheldon Bosley Knight Land & New Homes.







## Key Features

- Prime development land in the picturesque village of Ettington
- Full planning permission granted in August 2017 with material start
- Plans for an executive family home offering 2,691 sq ft & detached double garage (454 sq ft).
- Plot is accessed via a private track
- Superb rural setting with countryside views
- Approx. 0.3 acre plot
- Planning reference 17/01323/REM
- Viewings are strictly by appointment.

**Asking Price**  
**£420,000**



## Location

Ettington is a village and civil parish located in the Stratford-on-Avon district of Warwickshire, England. It is situated about 5 miles south-east of Stratford-upon-Avon, and approx. 6.4 miles from the market town Shipston-On-Stour.

The village has a primary school, a community centre, café, a local pub called The Chequers, and various clubs and societies that cater to a range of interests. Ettington also provides essential amenities including shops, a post office, and recreational facilities

## Planning

Full planning permission was granted in August 2017 for the demolition of the stable block and the erection of a new four-bedroom dwelling and garage and a material start has been made and signed off by the local planning authority.

A variation to this approved application to allow repositioning of the dwelling and provision for a new detached double garage was issued in 2021. The house extends roughly to 250m<sup>2</sup> with the adjoining garage 42.25m<sup>2</sup>. There is no Community infrastructure levy to be paid on this site.

### STRATFORD-ON-AVON DISTRICT COUNCIL :

Reference 21/00273/VARY - Variation of condition one (plans) of 17/01323/REM (determined 07.08.2017) to allow repositioning of approved dwelling and provision of new detached double garage.

Reference 17/01323/REM - Reserved matters (appearance, landscaping, layout and scale) pursuant to outline application 15/04409/OUT for the demolition of stables and erection of one dwelling.

Reference 15/04409/OUT - Demolition of existing stables and proposed erection of one dwelling (outline application with all matters reserved except for access).

## Tenure and Possession

The site is to be sold Freehold with vacant possession upon completion. The stables will be retained and removed on completion of the sale.

## Services

There are no mains services connected to the plot, but the vendors have installed ducting ready for a mains connection. Purchasers will need to make their own enquiries, but there is believed to be mains services located close to the plot. There are two connections to mains foul water drainage.

## Wayleaves Easements And Rights Of Way

The land is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, gas, electricity supplies and any other wayleaves or easements.

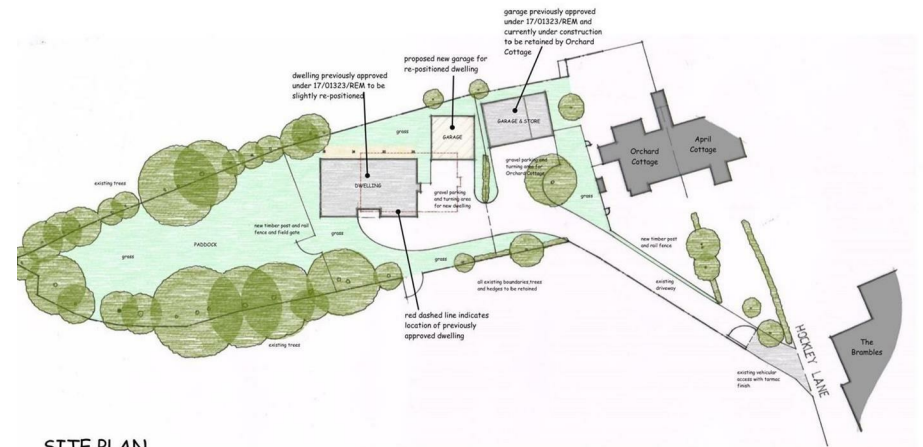
The vendor is not aware of any rights, however it is for the purchaser to satisfy their enquiries of the routes thereof.

## Method Of Sale

The land is offered for sale by 'Private Treaty' as a whole.

## Viewing Arrangements

Viewings are strictly by appointment.



SITE PLAN





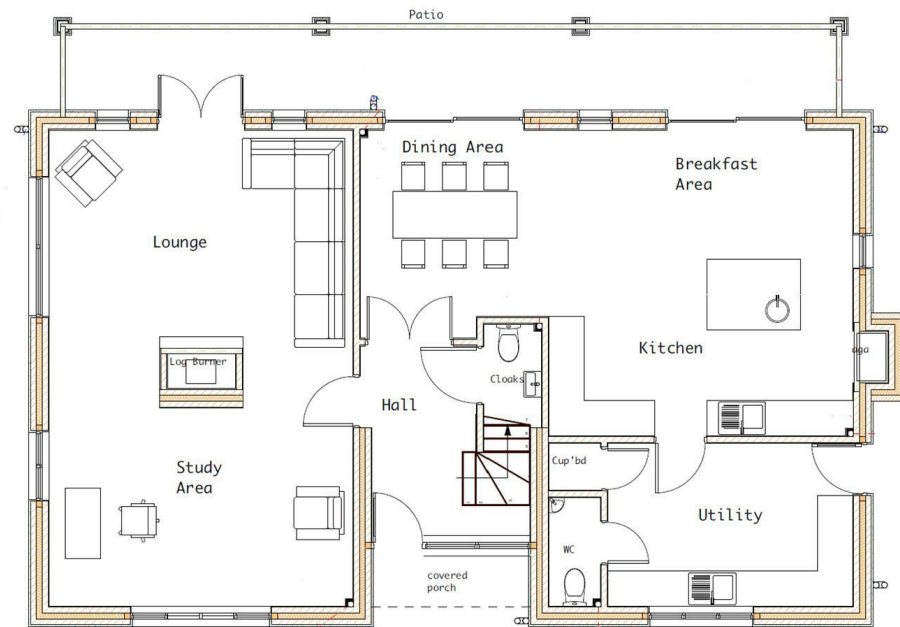
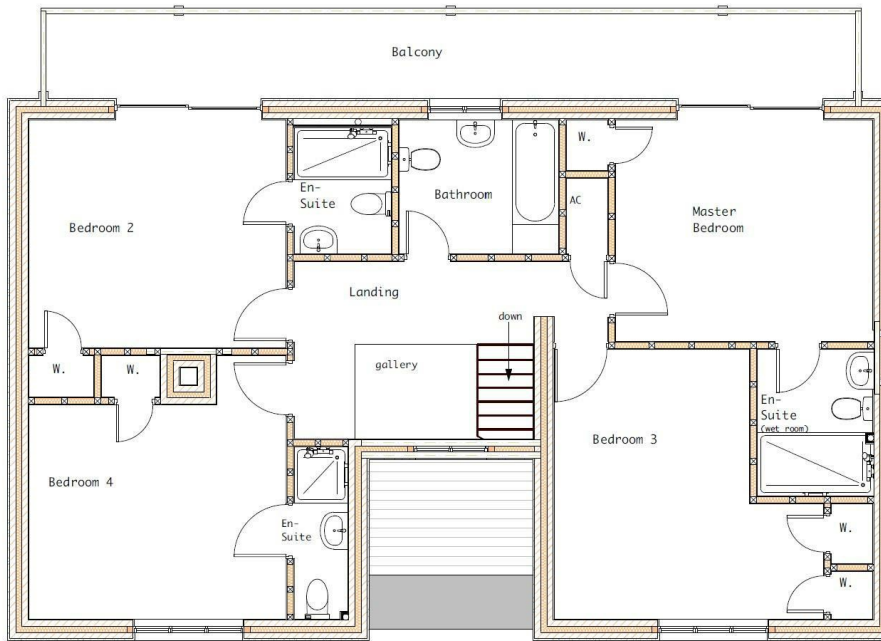








# Floorplan





# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
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BLOCK  
MANAGEMENT

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