



4.71 Acres

Welford Road, Stratford-Upon-Avon, CV37 8RA

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£2,000,000

- 1 to 4.7 Acres Available
- Outline Planning Application Approved (All Matters Reserved) for Commercial Development (Use Class E(g), B2 & B8).
- Freehold Sale
- Price on Application or Offers Over £2,000,000
- Investment and Development Opportunity

The land currently extends to circa 4.7 acre (1.90 Ha) and comprises a broadly level shaped parcel of land. The land has outline planning approved. Part or all of the land could be acquired and therefore pricing discussed on application.

Location

Long Marston is a picturesque and sought after village set within the South Warwickshire countryside and has the benefit of a highly regarded public house, The Mason's Arms, dating back to 1685, a local community shop and post office known as The Poppin. The Cotswold town of Chipping Campden is located only 6 miles away and the main centre of Stratford Upon Avon is located approximately 5 miles. Long Marston has the benefit of the A429, also known as the Fosse Way, running to the east of Long Marston. This road connects major towns and cities such as Warwick, Stratford-upon-Avon, and Cirencester as well as the M40 being 12 miles approx. providing access to other major road and rail networks, and Birmingham International Airport.

Description

4.71 Acres of Land in Long Marston, Stratford-Upon-Avon with Outline permission granted for commercial development (Use E(g), B2 and B8) with availability to acquire part or all of the land. The land has no registered or protected trees and has a existing driveway for access. The North, South and West Boundaries are confined by hedgerow and vegetation, the East is Long Marston Road which provides access to the site with Stratford Self Store residing to the South.

Planning

Application reference 22/00051/OUT for Outline Permission for commercial (Use Classes E(g), B2 & B8) development and improvement of existing access (all matters reserved) has been approved. The decision for approval is dated the 2nd of November 2022 and is subject to three year expiry.

Tenure

Freehold sale of Title Number WK508803.

Services

Main Services are believed to be connected. All interested parties are advised to make their own enquiries with the suppliers to ensure continuity of supply.

VAT

VAT is not applicable on the sale.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Viewings

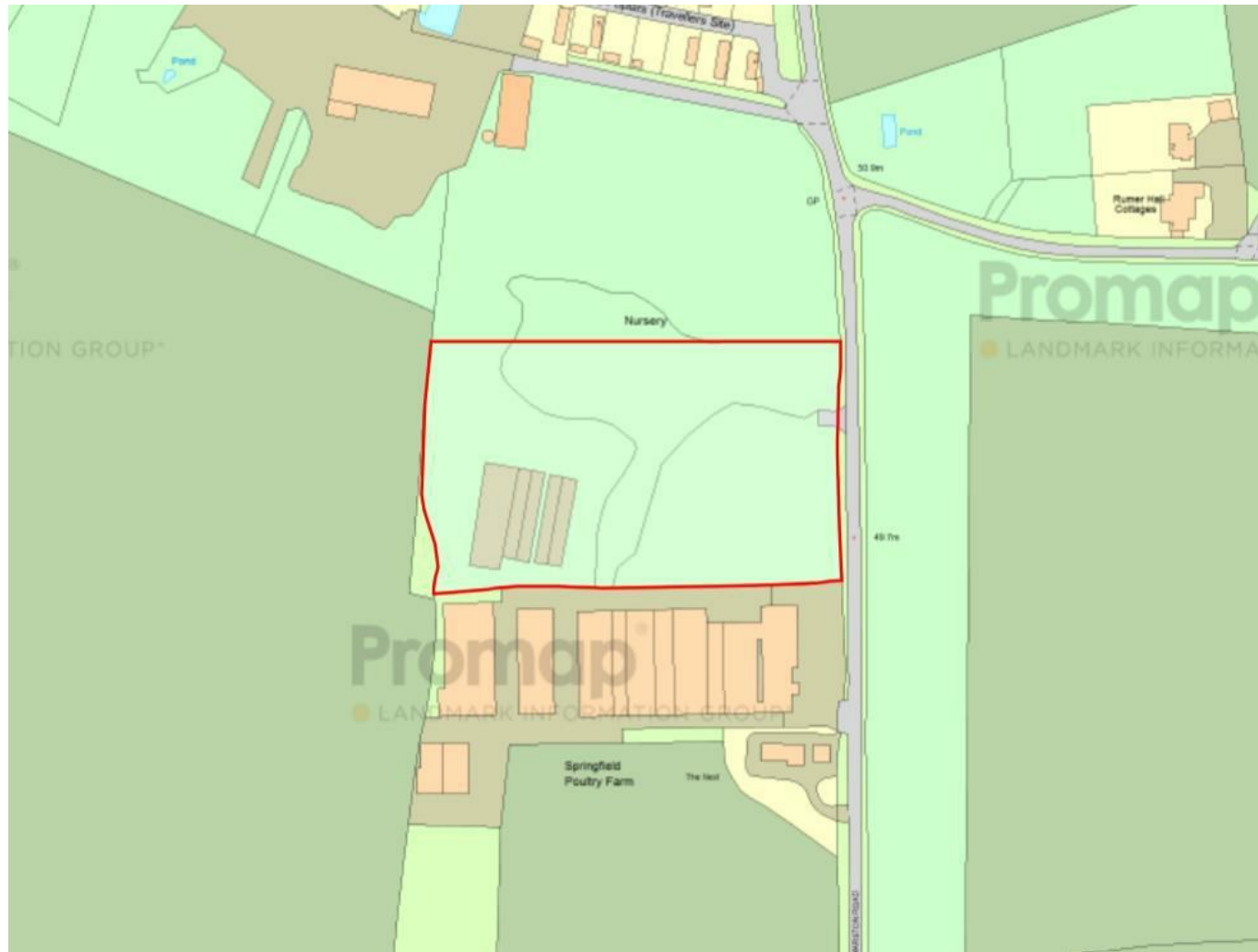
To discuss the property or to arrange a viewing please contact the Commercial Team on 01789 387882 or commercial@sheldonbosleyknight.co.uk

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.
Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.
VAT: The VAT position relating to the property may change without notice.



Plan



For further information please email commercial@sheldonbosleyknight.co.uk