

**TIM COX  
ASSOCIATES**

CHARTERED SURVEYORS

**FREEHOLD  
DEVELOPMENT  
OPPORTUNITY  
FOR SALE**



**REAR OF 13/14 MEER STREET  
STRATFORD UPON AVON  
CV37 6UB**

- **FREEHOLD DEVELOPMENT OPPORTUNITY  
(subject to obtaining planning permission)**
- **CURRENTLY PROVIDING 12 CAR PARKING SPACES ON AN INFORMAL  
LET BASIS**
- **OFFERS INVITED ON A CONDITIONAL OR UNCONDITIONAL BASIS**

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MISREPRESENTATION ACT 1967 Tim Cox Associates for themselves that: (i) the particulars are set out as a general outline only for the part of, an offer or contract:(ii) all descriptions, dimensions, reference other details are given in good faith and are believed to be correct but statements or representations of fact but must satisfy themselves by person in the employment of Tim Cox Associates has any authority to make or give any representation or warranty in relation to this property.

and for the vendor or lessors of this property whose agents they are, give notice guidance of intending purchasers or lessors, and do not constitute to condition and necessary permissions for use and occupation and any intending purchasers or tenants should not rely on them as inspection or otherwise as to the correctness of each of them: (iii) no

<b>SITUATION</b>	Situated at the rear of Meer Street, centrally located within the town, adjoining The Minories shopping arcade
<b>DESCRIPTION</b>	The opportunity to purchase a development site in the centre of town, subject to obtaining planning consent. Currently used as a car park, the site has vehicular access from Meer Street. The site is coloured orange and edged in red on the attached plan.
<b>CAR PARKING</b>	There are approximately 12 parking spaces let on informal agreements. Potential income is circa £12,000 per annum.
<b>TENURE</b>	Freehold
<b>PRICE</b>	Offers are invited on a conditional or unconditional basis.
<b>PLANNING HISTORY</b>	The vendors submitted a planning application in November 2021 for residential development which was turned down. The application details and reasons for the refusal can be found on the Council's planning portal. <a href="https://www.stratford.gov.uk/planning">https://www.stratford.gov.uk/planning</a> . Ref: 21/03615/FUL
<b>LEGAL COSTS</b>	Each party will be responsible for their own legal costs incurred in the transaction
<b>VAT</b>	We understand that VAT is not payable on the sale price.
<b>VIEWING</b>	By prior appointment with the sole Agents

**Land hatched red below (for identification purposes only)**

