



SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

Holly Bush Lane, Priors Marston, Warwickshire

Offers Over £150,000

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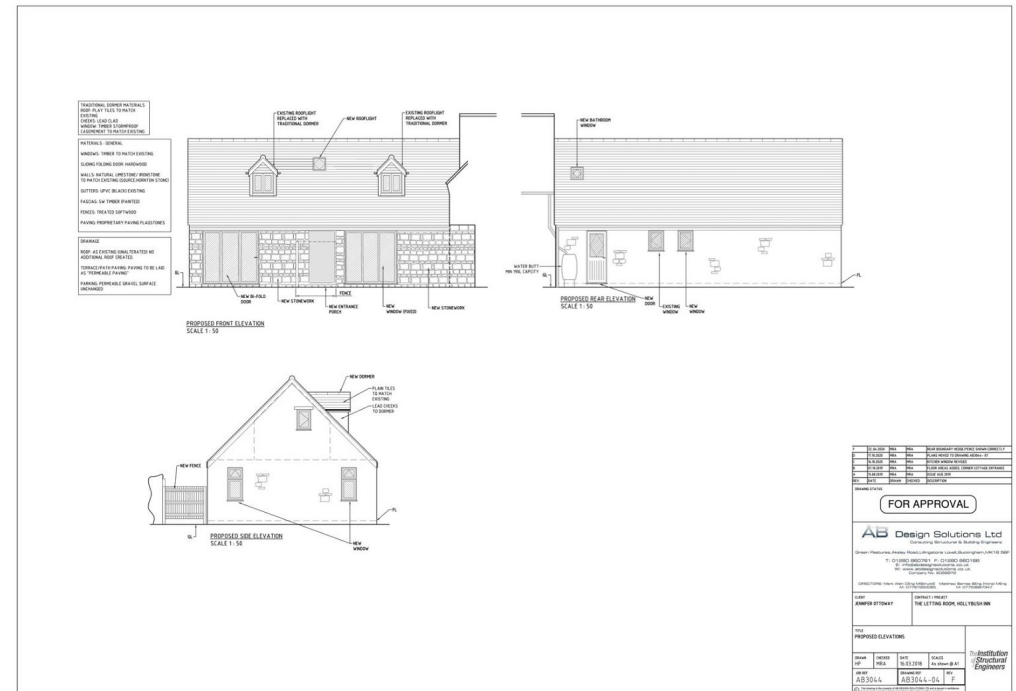
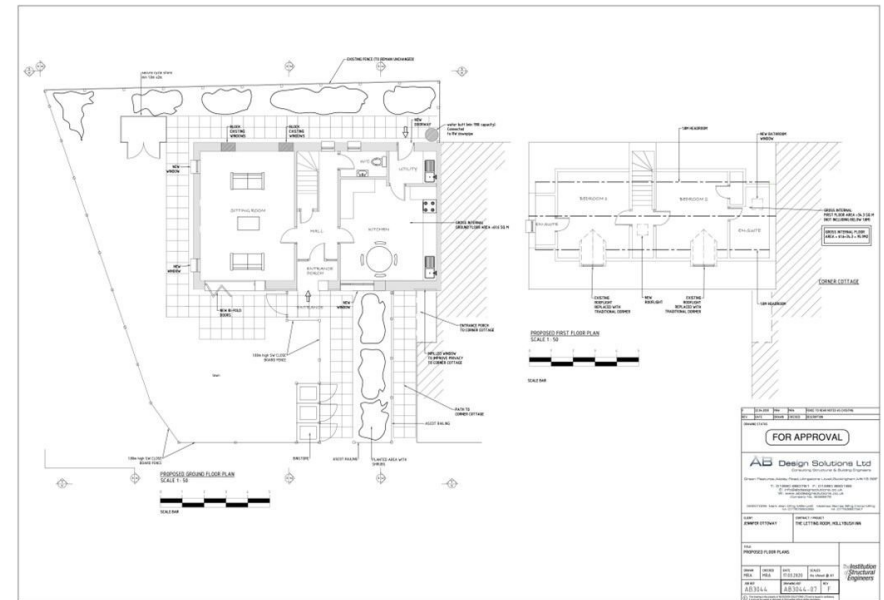
*** VISION IS THE WORD *** A most interesting investment opportunity comes available in the beautiful and sought after Village of Priors Marston, just outside of Southam and only a few miles from Daventry. The Letting Rooms is positioned near to the Holly Bush Inn, with its access and vehicular right of way across the public house car park but occupying its own plot and benefitting from a freehold title. On offer, subject to the renewal/re-submission of planning, is the potential for a two bedroom residence set within a delightful central village location or possible potential for one or two residential lets subject to revised planning being sought.

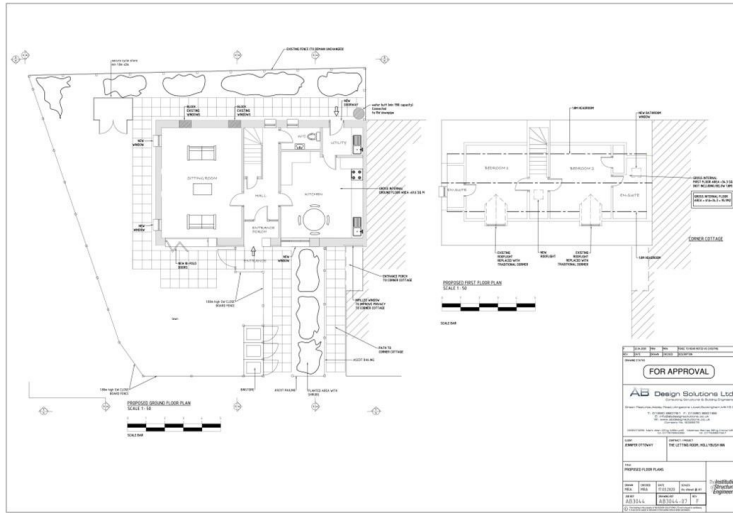
As it stands, there is a two storey semi detached building currently split into four ground floor rooms and a further two to the first floor having been utilised for Holiday Lets. Currently in a dilapidated condition, planning was granted for full conversion to a two bedroom residence but has since expired in 2023. There are three allocated private parking spaces, garden and fenced boundaries.

We are advised that the site has electricity/gas and drainage supply but in need of re-connection. Water is fed up to the to the boundary line at the rear but needs to be connected and ground works completed.

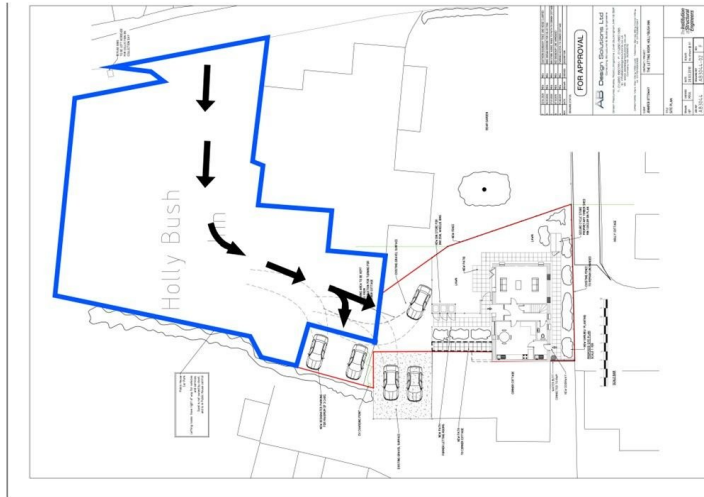
All refurbishment plans, expired planning consents, title plans and legal information including some recent local searches and legal enquires are available upon request for any genuinely interested party. Viewings by appointment. EPC C.

Expired planning and conditions can be found on the website for Stratford upon Avon Council. Plan Ref - 19/02301/FUL





- Individual development Site
- Freehold
- Historic planning granted for conversion to 2 bedroom house
- Parking space, garden
- Power, Gas & Drainage supply in, needing re-connection
- Full plans, titles and more available
- EPC C
- No Chain
- Cash Buy only



Energy performance certificate (EPC)

The Letting Rooms Holly Bush Letting PROVIDE MARSTON CV47 7HW	Energy rating C	Valid until: 22 March 2033 Certificate number: 6697-4342-8365-7883-1629
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Property type: Offices and Workshop Businesses
Total floor area: 120 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score
This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.
The better the rating and score, the lower your property's carbon emissions are likely to be.

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