



**EARLES**  
TRUSTED SINCE 1935



**Cranhill Leys,  
Stratford Road, Bidford-On-Avon, Nr. Alcester, Warwickshire, B50 4LN  
£950,000**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: [info@earlesgroup.co.uk](mailto:info@earlesgroup.co.uk) - Telephone: 01564 794 343

Until recently, this splendid property was used for equestrian and dog kennelling purposes. The present owners have obtained a detailed planning consent (Ref: 23/00529/FUL) that allows for the demolition of the existing stone-built house and construction of a 2,000 sq. ft. dwelling including a separate double garage with room over (both of which are more particularly indicated and shaded red on the plan on 'Page 7' of these details). The consent also permits the demolition of the single storey stable buildings and former office/dog kennels to allow access through to the new build property and its garage.

In all, the site totals some 7.13 acres, which, even if developed in accordance with the planning approval, will leave a large area of pastureland, small parcel of woodland, substantial manège with excellent drainage and a range of stone-built outbuildings that, in recent years, have been used as a home office and games room.

A visit to the site is strongly recommended in order to fully appreciate all that this property has to offer and perhaps some interested parties would wish to seek amendments to the planning permission to satisfy their own requirements.

The property is situated midway between the villages of Bidford-on-Avon and Welford-on-Avon, and is within easy access of the A46, which, in turn, provides fast links to the M5, M6, M40 and M42 motorways. It lies just 5 miles from Stratford-upon-Avon, which is renowned as the region's cultural centre, being the birth and burial place of the world renowned and celebrated playwright and poet, William Shakespeare, and thus, is the home of the Royal Shakespeare Theatre. There are an excellent range of shopping and recreational facilities in the town centre, as well as at the Maybird and Rosebird Centres, together with a number of quality restaurants and public houses. The area is well served by schools to suit all age groups, including public, grammar and private schools, for both boys and girls.



The property is set back from the road behind a pair of wrought iron gates that open onto the stoned driveway, which provides parking for multiple vehicles, and leads to a stone building straight ahead. To the right of this building is situated the existing fully double glazed dwelling house with a front door that opens into:

#### **Entrance Hall**

15'8" x 2'11" (4.80m x 0.90m)

With window to the side and door leading to the dining kitchen. Further door into:

#### **Utility/Shower Room**

6'6" x 5'10" (2.00m x 1.80m)

With window to the side, 3-piece suite comprising; shower cubicle with concertina glazed door and "Mira" electric shower over, low level WC, stainless steel wash hand basin, space and plumbing for a washing machine, and quarry tiled floor.

#### **Dining Kitchen**

23'11" x 10'2" (7.30m x 3.10m)

With windows to the side and rear, fitted kitchen with a range of wall, drawer and base units with granite work surfaces over, inset 'Belfast' sink with swing mixer tap over, space for an oil-fired "AGA" cooker, inset 4-ring "Bosch" ceramic hob, built-in oven with combination grill, integrated microwave, and ceramic tiled flooring. Door into:

#### **Inner Hallway**

16'0" x 7'2" (4.90m x 2.20m)

With windows to the side, staircase rising to the first floor, night storage heater, and feature herringbone mahogany hardwood floor. Door into:

#### **Living Room**

23'11" x 15'8" (7.30m x 4.80m)

With windows to the front and rear, a pair of casement doors leading to the rear garden, and feature fireplace with marble surround and inset woodburning stove.

#### **First Floor Landing**

With staircase rising to the second floor. Door into:

#### **Bedroom One**

15'5" x 11'9" (4.70m x 3.60m)

With exposed timbers to the ceiling, windows to the front and rear, and door leading to small understairs storage cupboard.

#### **Bedroom Two**

11'5" x 6'2" (3.50m x 1.90m)

With window to the rear.

#### **Family Bathroom**

5'10" x 5'6" (1.80m x 1.70m)

With window to the front, 3-piece suite comprising; panelled bath with telephone-style shower attachment and mixer tap over, low level WC, pedestal wash hand basin, and tiling to splashback areas.

#### **Second Floor Landing**

With door leading to small eaves storage cupboard. Further door into:

#### **Bedroom Three/Attic Room**

11'9" x 7'6" (measured at 4'3" above floor level) (3.60m x 2.30m (measured at 1.30m above floor level))

With exposed timber purlins, window to the side, built-in wardrobe, and night storage heater.





### **Bedroom Four/Attic Room**

8'10" x 7'10" (measured at 3'7" above floor level) (2.70m x 2.40m (measured at 1.10m above floor level))

With exposed timber purlins and window to the side.

### **Outbuildings**

#### **Garage/Storage Building**

23'3" x 18'4" (6'6" clearance to the underside of (7.10m x 5.60m (2.00m clearance to the underside of))

Of stone construction; with double doors leading to the driveway, internal cast iron staircase rising to the first floor, and concrete floor.

#### **First Floor**

23'3" x 18'4" (7.10m x 5.60m)

Supported with central RSJ; with high suspended strip lights, windows to the front, side and rear, power supply, telephone point, and boarded floor. This area could be used as a home office, games room or general storage space.

#### **Stable Buildings**

33'5" x 10'5" (total) (10.20m x 3.20m (total))

Of single storey construction and comprising three large loose boxes.

#### **Adjoining Former Office and Dog Kennels**

18'0" x 7'6" (5.50m x 2.30m)

With part glazed door to the rear, double drainer stainless steel sink with electric water heater over, and telephone point. To the rear of this building (and at the bottom of the garden), there is a 10-pen dog kennel with a central passageway.

#### **Loose Box One**

11'5" x 9'6" (3.50m x 2.90m)

With window to the front, stable door, and painted concrete floor.

#### **Loose Box Two**

11'5" x 9'6" (3.50m x 2.90m)

With window to the front, stable door, and painted concrete floor.

#### **Separate Stable Building**

19'0" x 14'5" (5.80m x 4.40m)

Of brick and block construction; with "Monarch" sliding door to the front, stone walls, external light, and rubber mat floor.

#### **Lean-To**

Being located at the rear of the garage/storage building. Of stone construction and comprising two stables; with a pitched slate roof over.

#### **• Stable One**

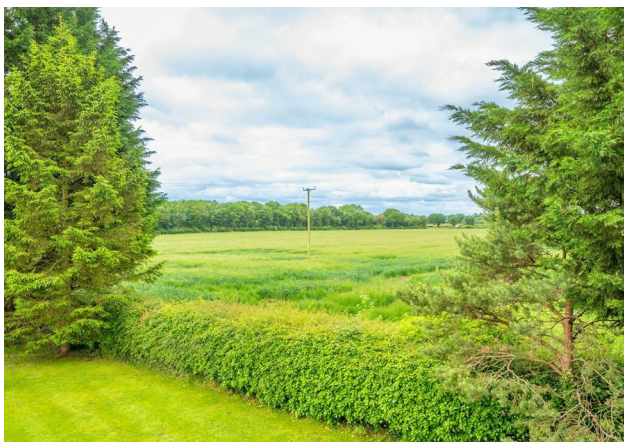
12'5" x 12'5" (3.80m x 3.80m)

With bulkhead light and rubber mat floor.

#### **• Stable Two**

12'9" x 10'5" (3.90m x 3.20m)

With bulkhead light, automatic drinker, and rubber mat floor.



### Workshop/Tractor Shed

25'11" x 15'8" (12'1" clearance to the underside of) (7.90m x 4.80m (3.70m clearance to the underside of)

With power supply and concrete floor.

### Machinery Store/Tractor Shed

50'10" x 15'1" (15.50m x 4.60m)

Of timber construction; with European profile roof, side cladding, and crushed stone floor. Opening into:

### Storage Building

23'3" x 17'0" (7.10m x 5.20m)

Being located at the rear of the workshop/tractor shed.

### Manège

131'2" x 65'7" (40.00m x 20.00m)

With white UPVC fencing to all sides, entrance gate, and composite rubber and sand surface with full drainage under the whole area. The drainage water then discharges down the land towards the pond, which is within the demise.

### Land

The pastureland has good fences that divide the individual paddocks and including the small area of copse, it extends to 5.80 acres or thereabouts.

### Additional Information

Broadband:

Superfast broadband speed is available in the area, with predicted highest available download speed 47 Mbps and highest available upload speed 8 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band E

Directions:

What3words - [///declines.prowl.browsers](https://www.what3words.com/declines.prowl.browsers)

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Services:  
Mains electricity and water are connected to the property. There is a bunded oil storage tank by the Southern gable of the dwelling house. Drainage is to a septic tank/private drainage system that is located within the grounds of the property.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

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# Notice of Decision

## PERMISSION WITH CONDITIONS

Mr David Blighton  
Associated Construction Consultants  
45/46 Rother Street  
Stratford Upon Avon  
Warwickshire  
CV37 6LT

Town and Country Planning Act, 1990  
Town and Country Planning (Development Management Procedure) Order, 2015

THE STRATFORD-ON-AVON DISTRICT COUNCIL, having considered the application for permission to develop land at:-

**Cranhill Leys, Stratford Road, Bidford-on-Avon, Alcester B50 4LN**

Submitted by: Mr And Mrs Colin Clew

Received by the Council on 22 February 2023

HEREBY GIVE YOU NOTICE that PLANNING PERMISSION is GRANTED for the following development, namely:-

**Removal of existing house and numerous outbuildings, and erection of replacement house and new double garage, associated works and landscaping.**

Subject to the following condition(s) and reason(s), namely:-

- The development to which this permission relates must be commenced not later than the expiration of three years from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- The development hereby approved shall be carried out in accordance with the following plans: 2119/01, 2119/02, 2119/04B, 2119/05B and 2119/13.

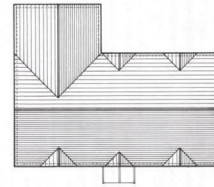
Reason: To define the permission and to ensure that the development meets the design quality and environmental requirements of Policy CS.9 of the Stratford-on-Avon District Core Strategy 2011-2031.

- Prior to occupation of the replacement dwelling hereby permitted, the existing dwellinghouse and outbuildings shown on plan ref. 2119/13 shall be demolished and all waste materials arising from the demolition shall be removed from the site.

Reason: The new dwelling is only permitted on the basis that it replaces the existing dwelling and associated structures, having regard to Policy CS.20, AS.10 and CS.10 of the Stratford-on-Avon District Core Strategy 2011-2031.

Case Officer: Emma Booker  
Reference No. 23/00529/FUL

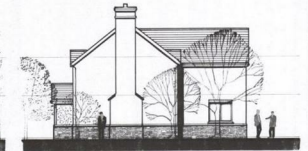
## PROPOSED REPLACEMENT DWELLING



ROOF PLAN



NORTH ELEVATION



WEST ELEVATION



FIRST FLOOR PLAN



SOUTH ELEVATION



EAST ELEVATION



GROUND FLOOR PLAN

### NEW PITCHED ROOFS

Small gable tiles to 800 approx.  
20-25° to be achieved between the  
eaves and ridge.  
Pitch of external walls to be  
approximately 80° with each  
wall having an 80° slope to  
the eaves.  
Pitch of internal walls to be  
1:1 (90°) with each wall having  
a 45° slope to the eaves.  
All walls to be finished with  
a smooth render.

### ROOF INSULATION

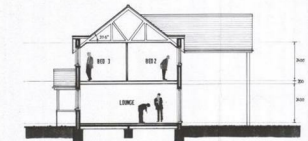
100mm loft roll insulation between  
rafters, and 100mm thick rigid  
insulation on the ceiling.  
External walls to be insulated with  
100mm thick rigid insulation.  
Down below rafters with plasterboard  
and airtight seal.

### EXTERNAL WALLS

100mm concrete walls to replace masonry  
wall to 100mm above level to 1000 approx.  
to be finished with a smooth render.  
to be finished with a smooth render.  
to be finished with a smooth render.  
to be finished with a smooth render.

### WINDOWS

Proprietary uPVC double glazed windows, to  
be finished with a smooth render.  
to be finished with a smooth render.  
to be finished with a smooth render.  
to be finished with a smooth render.



CROSS SECTION

SPECIFICATION

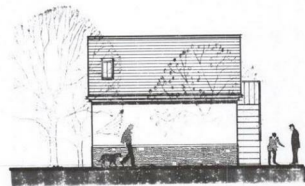
## PROPOSED PLANS & ELEVATIONS

## PROPOSED REPLACEMENT DWELLING

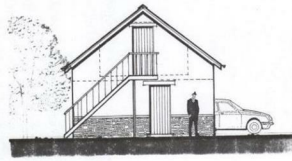
## PROPOSED REPLACEMENT DWELLING



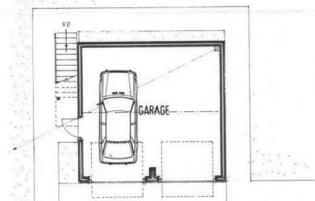
WEST ELEVATION



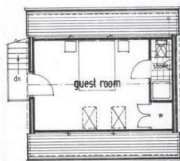
EAST ELEVATION



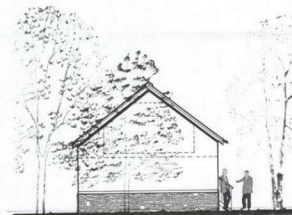
NORTH ELEVATION



GROUND FLOOR PLAN

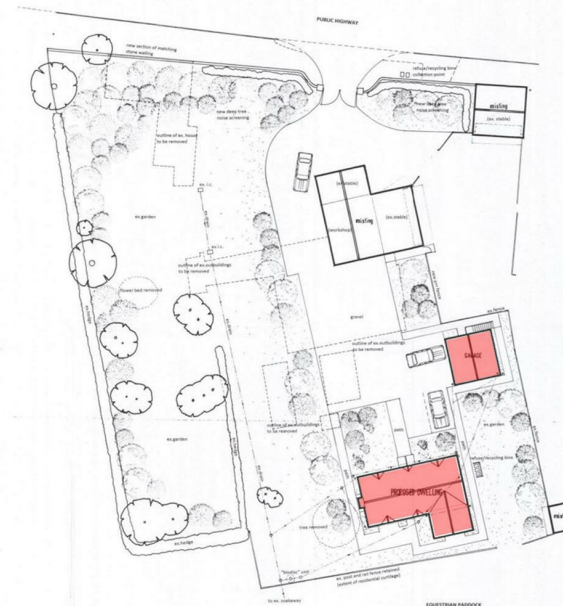


LOFT PLAN

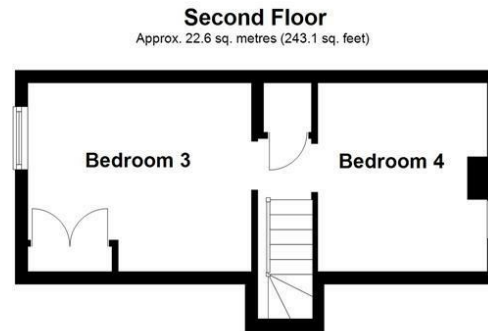
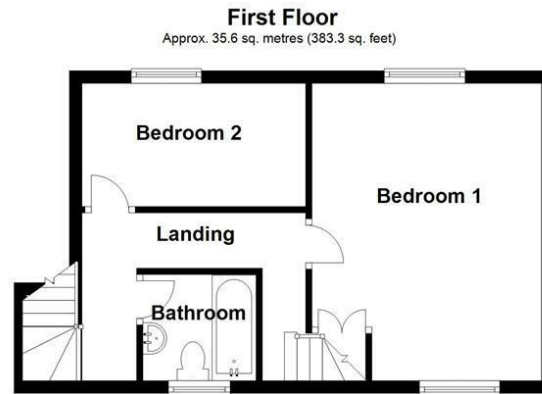
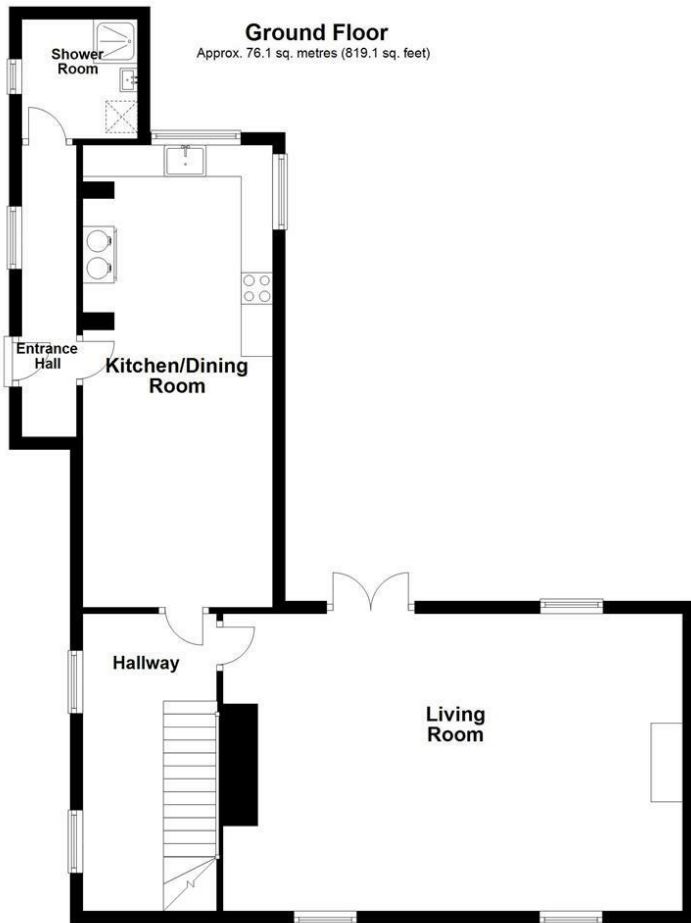


SOUTH ELEVATION

## PROPOSED GARAGE



PROPOSED SITE PLAN



Total area: approx. 134.3 sq. metres (1445.5 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		25	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

