



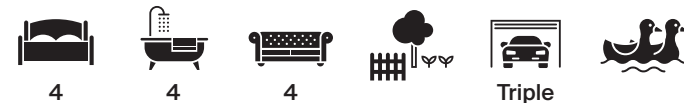
Land adjoining
Church Bank House
Church Bank,
Welford-on-Avon

This is a **fantastic opportunity** to acquire this beautiful plot with planning permission to create a family home of just over 5,700 sq ft plus a further 600 sq ft of garaging.

Distances

Stratford-upon-Avon 5 miles, Warwick 13 miles, Warwick Parkway Station 15 miles (Intercity trains to London Marylebone from 60 mins)
 Honeybourne Station 10 miles (Intercity trains to London Paddington from 1 hour 20 mins), Leamington Spa Station 15 miles, M40 (J15) 11 miles
 Birmingham International Airport and NEC 26 miles, Birmingham 24 miles
 (All distances and times are approximate)

Proposed



Tenure	Local Authority	Council Tax
Freehold	Stratford on Avon District Council 01789 267575	Band TBC



Situation

Church Bank is situated in the heart of Welford-on-Avon along a private road. This sought-after village has an active community which includes cricket teams, football teams, a bowls club, a garden club, and a history society. There is a fine 11th-century parish church, a Methodist chapel, a good bridlepath and footpath network, general stores, a butcher, a hairdresser and a garage. The village has three public houses, all serving good food, and one, The Bell, is renowned throughout the county. Stratford-upon-Avon has an excellent range of shopping, dining and leisure facilities, including an impressive leisure centre and The Royal Shakespeare Theatre.

There is a highly regarded primary school in Welford-on-Avon, and state, grammar and private schools in the area to meet most requirements, including The Croft Prep School, Stratford Grammar School for Girls and Kings Edward VI for Boys.

Birmingham International Airport is about 25 miles away, and there is an excellent railway service from convenient local stations connecting to London and the national rail network. Racing is at Stratford-upon-Avon, Warwick and Cheltenham, and there are several golf courses in the area, with Welford-on-Avon having its own 18-hole golf course.

The property

With beautiful views and river frontage, this is an excellent opportunity to purchase a plot approaching 0.87 acres with planning permission to create a family home of just over 5,700 sqft plus garaging.

All information for the proposed property can be found via the link below:

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=RPAH09PMFZL00>

Services

Mains electricity and water are available to the site.

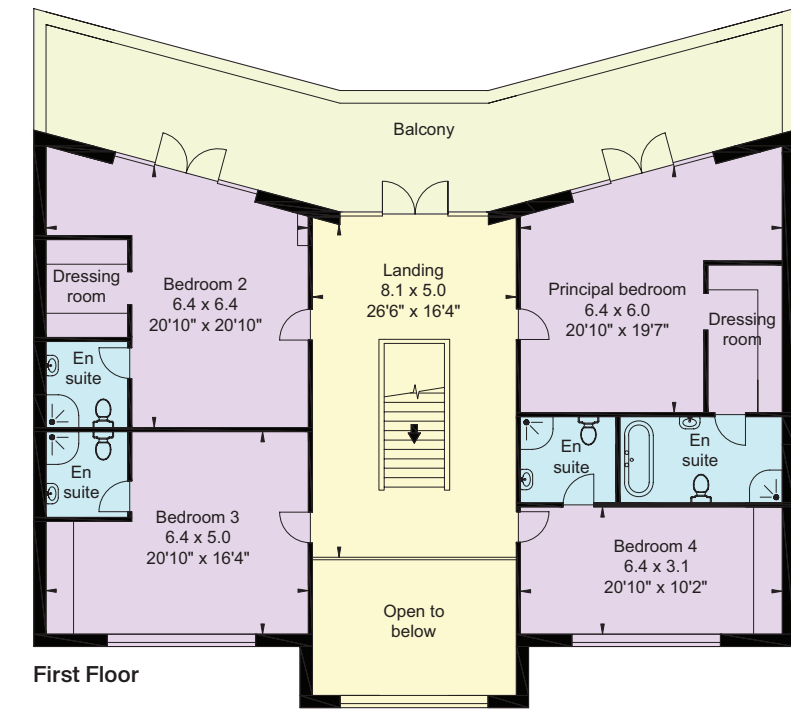
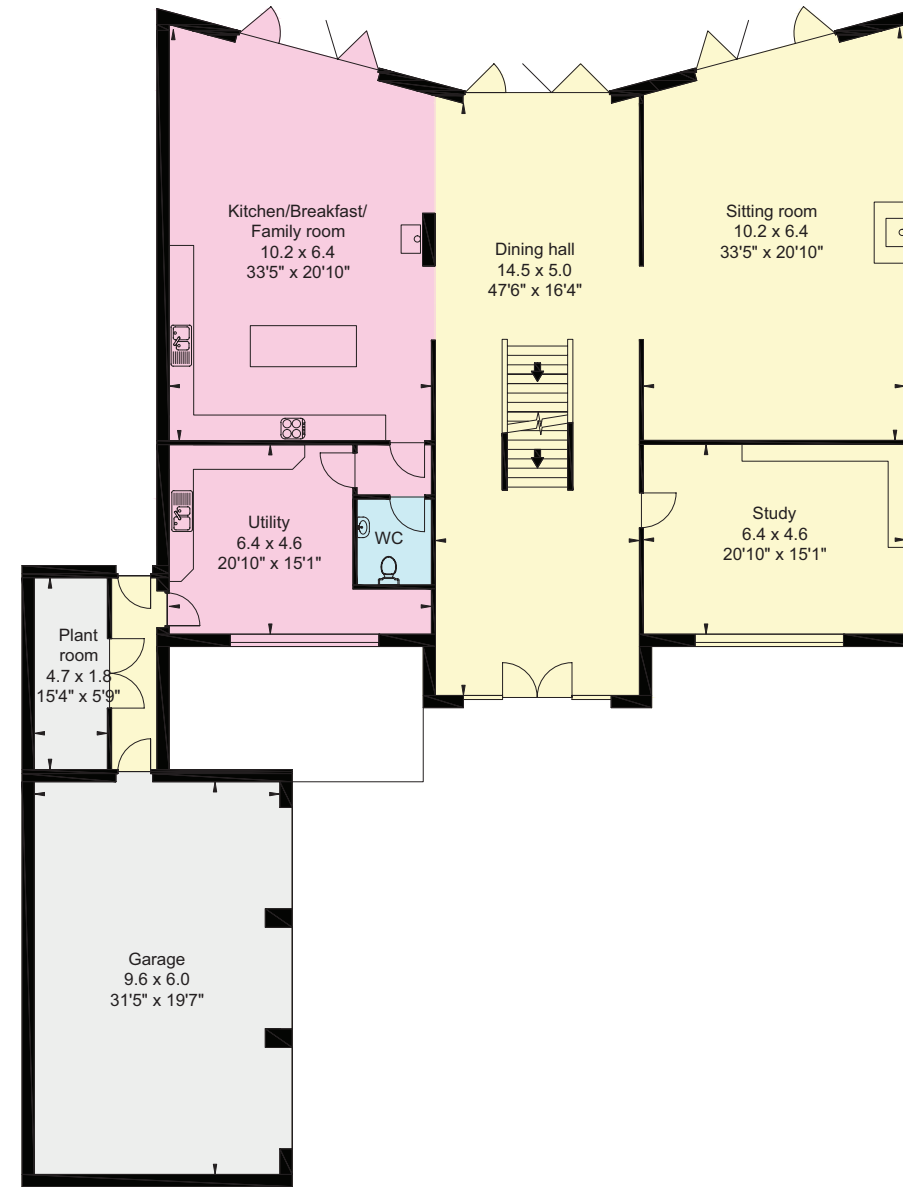
What3Words

///chew.straying.inspected

Viewing

By prior appointment only with the agents.





Basement

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Proposed Floor plan

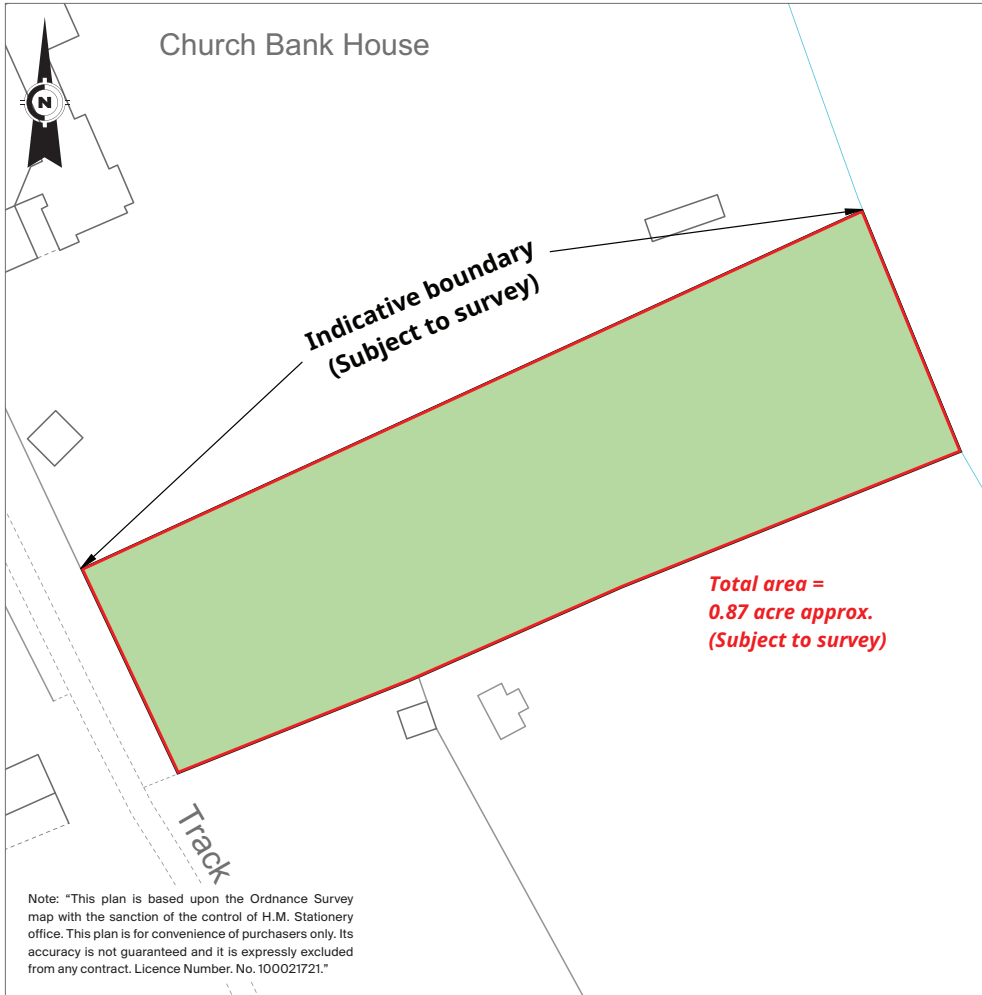
Approximate Gross Internal Floor Area

House: 533.2 sq m (5,737 sq ft)

Garage: 57.7 sq m (621 sq ft)

Total: 590.9 sq m (6,358 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

Will Ward-Jones
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group

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Particulars dated June 2024. CGI's, Photographs and videos dated May 2024.

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Date: 06 June 2024
Our reference: STR012448561

Land Adjoining Church Bank House, Welford-on-Avon, CV37 8PS

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,250,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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V4.2 Feb 24