



Peter Clarke

The Boathouse, Riverside Binton Road, Welford on Avon,  
Stratford upon Avon, CV37 8PP

Guide Price £150,000

Nestled in a quiet, picturesque position lies a level riverside plot of approximately 0.18 acres. The site includes a waney edge clad 1920s bathing chalet and separate detached boathouse, and offers an excellent leisure opportunity for fishing, boating and camping, with vehicular access and approximately 60ft. of river frontage with a dock to the River Avon.

**SERVICES:** We have been advised by the vendor that there is electricity and a meter on site. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**DIRECTIONS:** From Stratford town centre, take the B439 Evesham Road and then turn left for Welford on Avon. Proceed over the bridge past The Four Alls Public House on the left hand side, past the first bungalow and row of three houses and turn left onto Riverside, which is an unmarked tarmac driveway. Proceed along this road and on the corner is an impressive contemporary residence on stilts. The Boathouse is the next plot on the left hand side.

**VIEWING:** By Prior Appointment with the selling agent.

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WELFORD ON AVON is a popular village approximately four and a half miles from Stratford upon Avon and close to the North Cotswolds and the Vale of Evesham. The village has a range of local amenities, which include shop, butchers, Junior and Infant School and three Inns, sporting facilities and church, whilst more comprehensive facilities are available in the nearby towns of Stratford-upon-Avon (4 miles), Evesham (11 miles), Alcester and Birmingham (29 miles). The M40 motorway junction at Longbridge near Warwick is located within approximately 10 miles giving access to the region's motorway network.

### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.



**DISCLAIMER:** Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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