

Peter Clarke



Land adj. Edoras, Banbury Road, Pillerton Priors, CV35 0PG

£315,000



- Planning permission for the erection of a detached dwelling
- Offering four bedrooms and two bathrooms
- Balcony to main bedroom enjoying southerly views towards the Cotswolds
- Established and private position
- Planning Ref: 14/01799/FUL
- Gross internal area of approximately 2,088sqft including garage

A well positioned garden plot totalling approximately 0.2 acres benefiting from planning consent for a single detached dwelling. Situated in the heart of Pillerton Priors and set back from the main road with access off a service road, and enjoying a southerly rear aspect.

#### PILLERTON PRIORS

is a settlement and civil parish eleven miles south of Warwick in the Stratford upon Avon district in Warwickshire. Access to Warwick and Leamington Spa is available by the nearby Fosse Way and Stratford is approximately eight miles away via the A422 Banbury Road.

#### PLANNING

There is extant planning permission for the erection of a single dwelling under Stratford on Avon District Council planning ref 14/01799/FUL. A number of pre-commencement conditions have been discharged in relation to this application with further information available upon request.

#### GENERAL INFORMATION

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

**SERVICES:** We have been advised by the vendor that mains water, electricity and drainage are available via a connection to the Banbury Road. However this should be checked by your solicitor before exchange of contracts.

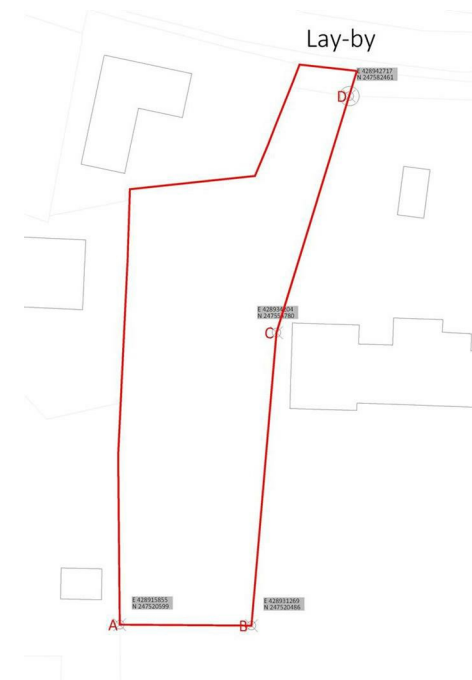
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not. A right of way benefiting the neighbouring property, Edoras, is to be retained across the driveway to the plot. Further information is available upon request.

**COMMUNITY INFRASTRUCTURE LEVY:** The purchaser is to be responsible for any CIL and should satisfy themselves in this respect before proceeding.

**AGENTS NOTE:** A term of the sale will be a requirement for the purchaser to erect a boundary fence within three months of the sale completion.

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

Peter Clarke & Co.  
Contact: Peter Turner  
Email: [pturner@peterclarke.co.uk](mailto:pturner@peterclarke.co.uk)  
Mobile: 07384 811812



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