



Peter Clarke

Land off Mill Lane (Stepstones Farm), Newbold-On-Stour, Stratford upon Avon, CV37 8DP

- Approximately 0.74 acres Development Site
- Prime Location
- Outline Planning Consent for Five Detached Self or Custom Build Dwellings
- Bio-Diversity Net Gain resolved on adjoining land

£995,000

## A RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH PLANNING CONSENT

### NEWBOLD ON STOUR

is a village in Warwickshire, approximately six miles south of Stratford upon Avon, and with access to the Cotswolds to the south and Warwick and Leamington Spa to the north via the A429 Fosse Way.

### DESCRIPTION

The site consists of a level area of pastureland totalling approximately 0.74 acres with hedge and tree borders and with open countryside to the south and east of the site offering excellent views for the proposed dwellings.

### PLANNING

Appeal Decision Reference APP/J3720/W/23/3328604 and related Application Reference 23/00989/OUT provides an outline consent with all matters reserved, except for access, for a phased residential development comprising five self-build/custom build dwellings, formation of vehicular access from Mill Lane, off site highway works and all associated works. A full planning pack is available upon request.

### GENERAL INFORMATION

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

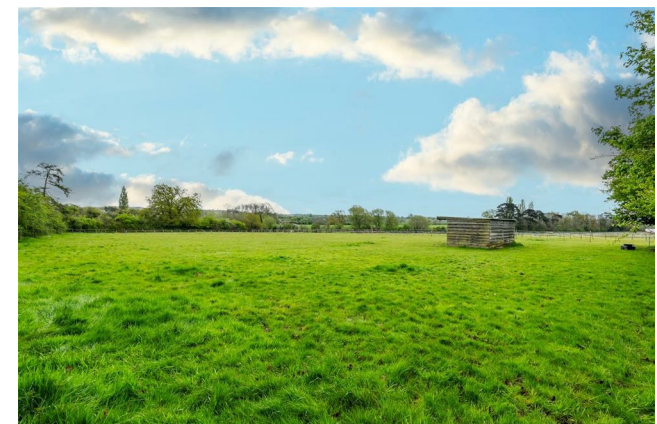
**SERVICES:** Purchasers should satisfy themselves as to the location of all mains services.

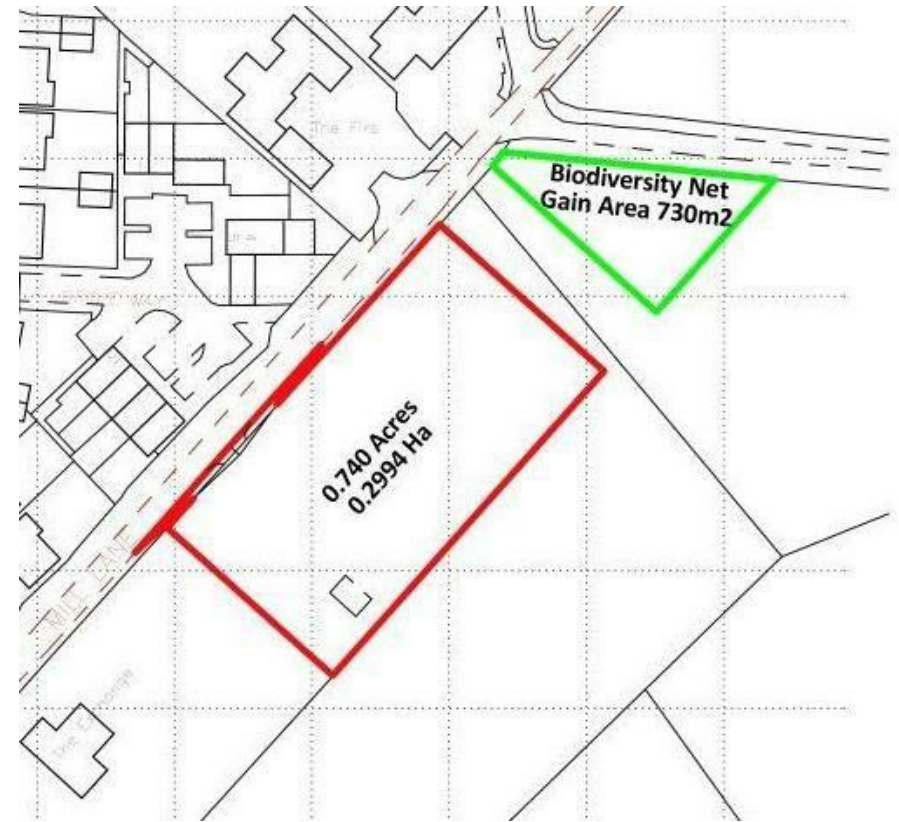
**VAT:** All prices are quoted exclusive of VAT, which may be payable in addition.

**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.

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

Peter Turner MSc MNAEA  
Associate Partner  
Mobile: 07384 811812  
Email: pturner@peterclarke.co.uk







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.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

Myton Road, Leamington Spa, CV31 3NY  
01926 870145 | [newhomes@peterclarke.co.uk](mailto:newhomes@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

