



Peter Clarke

FOR IDENTIFICATION ONLY

Binton Road, Welford on Avon, Stratford-upon-Avon, CV37 8PR

Guide Price £40,000

- Slither of land enjoying frontage to a meandering stretch of the River Avon, with mooring rights
- Located west of Stratford upon Avon near to the bridge at Welford on Avon
- Access is off the B439 Evesham Road, with right of way over a long approach track
- Attractive proposition for river enthusiasts of all types
- Idyllic stretch of the river

GENERAL INFORMATION

TENURE: The land 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 no services are connected to the property.

AGENTS NOTE: Please note the area shown edged red is for guidance only.

RIGHTS OF WAY: The land 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.



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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