

An aerial photograph of a property situated on a riverbank. The property features a large, multi-story house with a red roof and a smaller, single-story chalet with a dark roof. The houses are surrounded by lush green lawns and numerous trees, some of which are in early spring foliage. A small boat is moored on the riverbank near the chalet. The river flows through the foreground, and the background shows more greenery and a road.

Peter Clarke

The Chalet, Binton Road, Welford on Avon,
Stratford upon Avon, CV37 8PR

Guide Price £395,000

- Planning permission for demolition of existing dwelling and outbuildings and erection of an excellent detached dwelling
- Offering four bedrooms, all with en suites
- Spectacular riverside position and far reaching views
- Substantial raised decking to the ground floor with balcony serving two bedrooms
- Beautiful and established plot
- Planning Ref: 23/03225/FUL

A rarely available substantial and well established riverside plot totalling approximately 0.28 acres, benefiting from planning consent for a single detached dwelling. The proposed property provides a total gross internal floor area of approximately 3444 sq.ft. (320 sq.m.) offering a contemporary and stilted design and enjoying riverside views towards Binton Hill.

PLANNING

There is planning permission for the demolition of the existing dwelling and outbuildings, and erection of a replacement dwelling with all associated works under Stratford on Avon District Council planning reference 23/03225/FUL.

GENERAL INFORMATION

TENURE: The property is understood to be Freehold, although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity is connected to the site and the proposed dwelling is to be served by an underground foul water treatment plant. However this should be checked by your solicitor before exchange of contracts.

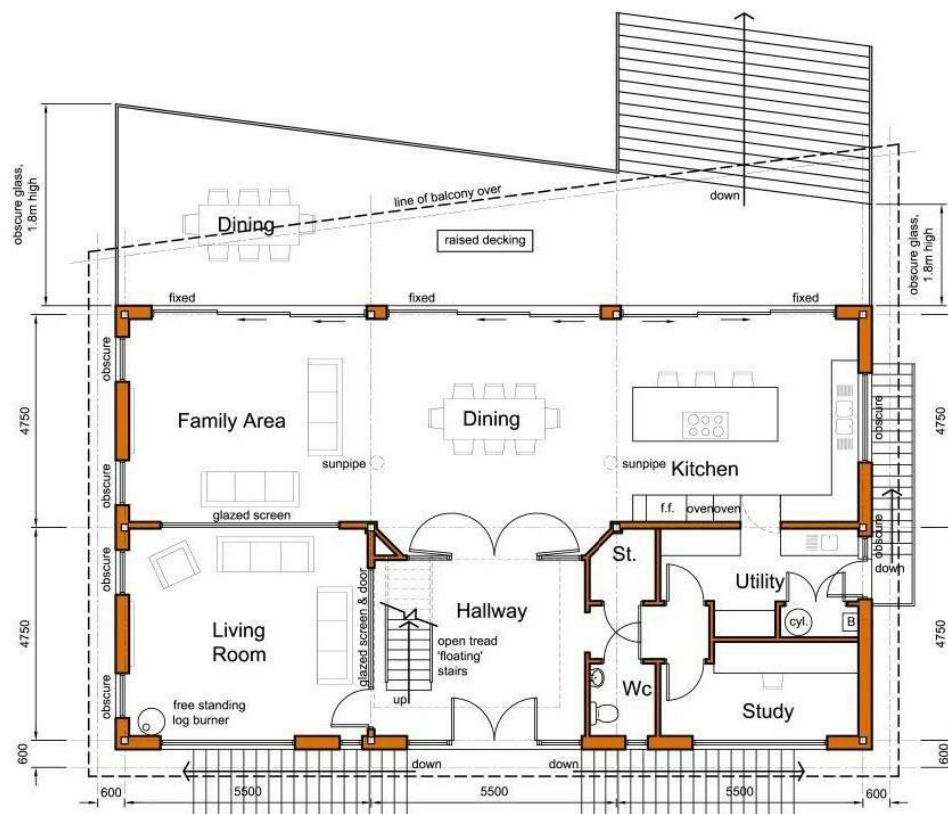
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

Community Infrastructure Levy: The purchaser is to be responsible for any CIL and should satisfy themselves in this respect before proceeding.

VIEWING: By Prior Appointment with the selling agent:

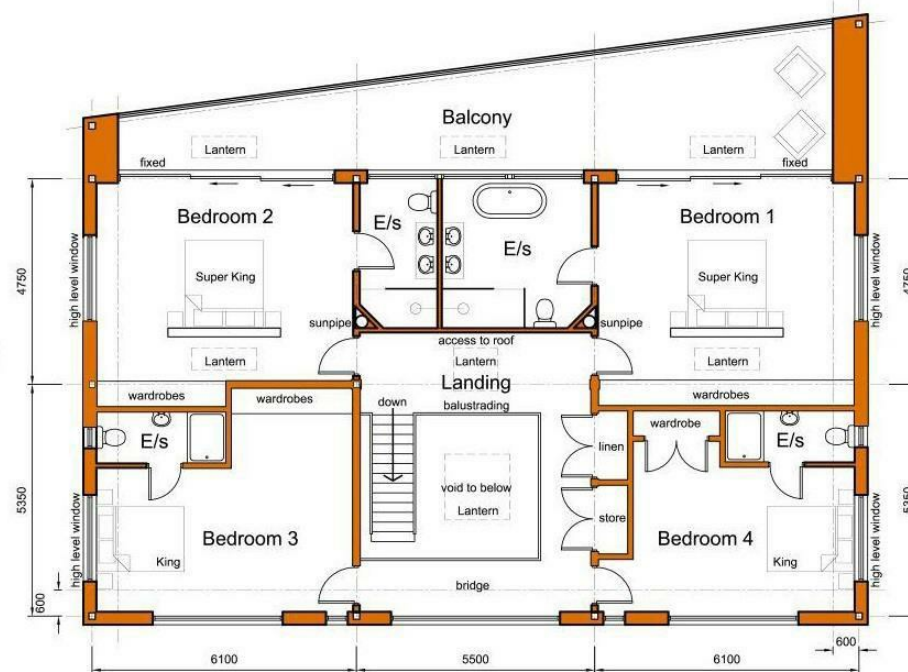
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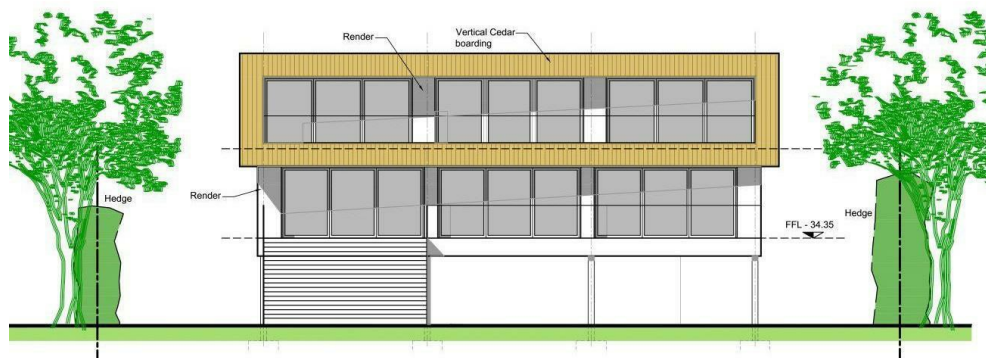
Proposed Ground Floor Plan

Scale 1:100 @ A1 / 1:200 @ A3



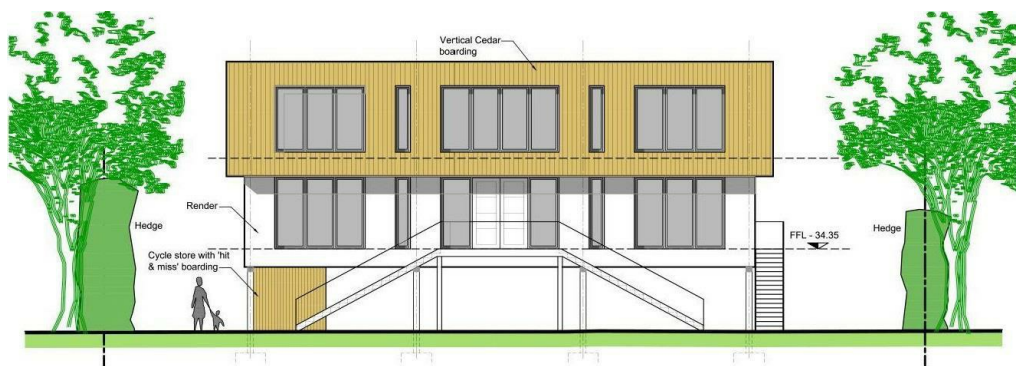
Proposed First Floor Plan

Scale 1:100 @ A1 / 1:200 @ A3



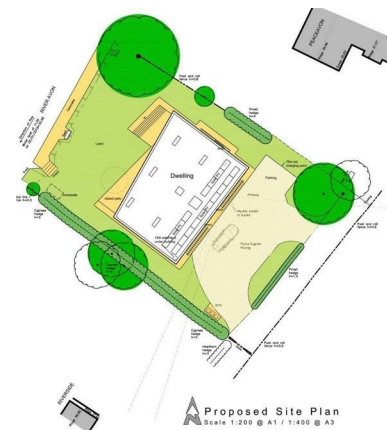
Proposed North West Elevation (Rear)

Scale 1:100 @ A1 / 1:200 @ A3



Proposed South East Elevation (Front)

Scale 1:100 @ A1 / 1:200 @ A3



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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