



Peter Clarke

Red Hill House Campden Road, Clifford Chambers, Stratford-upon-Avon, CV37 8JF





- Characterful Victorian premises with off-road parking
- Elevated position with far reaching views
- Seven apartments, six with AST agreements and one currently available to let
- Anticipated fully let gross income £70,380 p.a.
- Located on the outskirts of Stratford-upon-Avon
- Potential for development (STPP)

Asking Price £1,200,000

A SUPERB MULTI-LET INVESTMENT PROPERTY enjoying a substantial plot with far reaching views from an elevated and private position. This elegant former Vicarage is situated just under three miles from Stratford upon Avon town centre, and in close proximity to the Cotswolds.

Thought to have excellent potential for future development (subject to planning permission) the property offers an excellent proposition for those considering both an immediate and long-term return.

#### ACCOMMODATION

Comprising five two bedroom and two one bedroom apartments, the accommodation is split over three levels and includes notable character features retained from the properties Victorian heritage providing an imposing façade, such as brick corbelling, window and door dressings, and sliding sash windows in mullion settings. Inside there are high ceilings, and a number of the apartments enjoy decorative cornicing and ceiling panel mouldings.

Outside, the property is approached by a long gravel drive through substantial front gardens. A wrap around garden extends to provide approximately 3.55 acres of total site area, and is mainly laid to lawn with mature trees and with hedge and fence borders.

#### INVESTMENT & DEVELOPMENT

There are six Assured Shorthold Tenancies in place including a number of long term residents, with one apartment currently available to let. Once the remaining apartment is occupied, the anticipated gross rental income will total £70,380 per annum.

Situated just under three miles from Stratford-upon-Avon town centre, and with 3.55 acres of grounds, the property offers an ideal prospect for future development (subject to planning permission).

#### 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, gas and water are connected to the property. However, this should be checked by your solicitor before exchange of contracts.

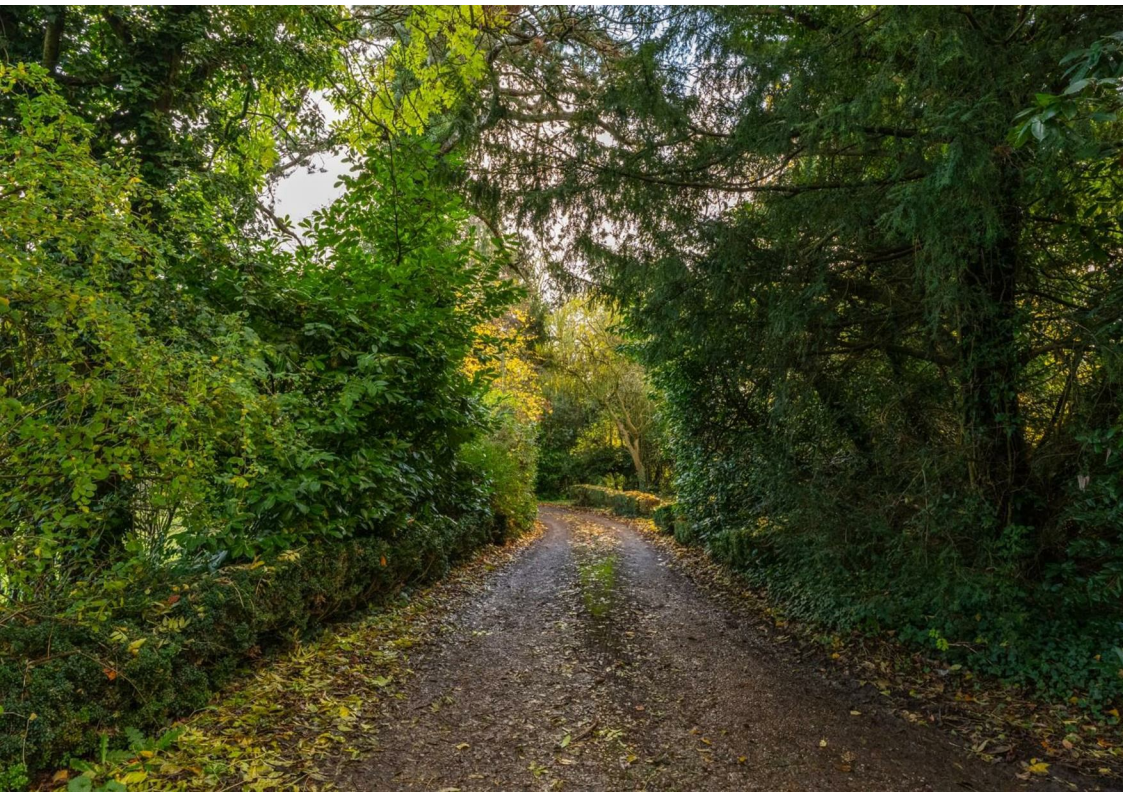
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority. Council tax bands for each apartment will be confirmed on request, and range from band A-C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: Flat 1 - D, Flat 2 - D, Flat 3 - D, Flat 4 - D, Flat 5 - E, Flat 6 - D, Flat 7 - D.

VIEWING: By Prior Appointment with the selling agent. Video tours of the individual apartments are available upon request.



















# Peter Clarke



Multi-award winning offices  
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