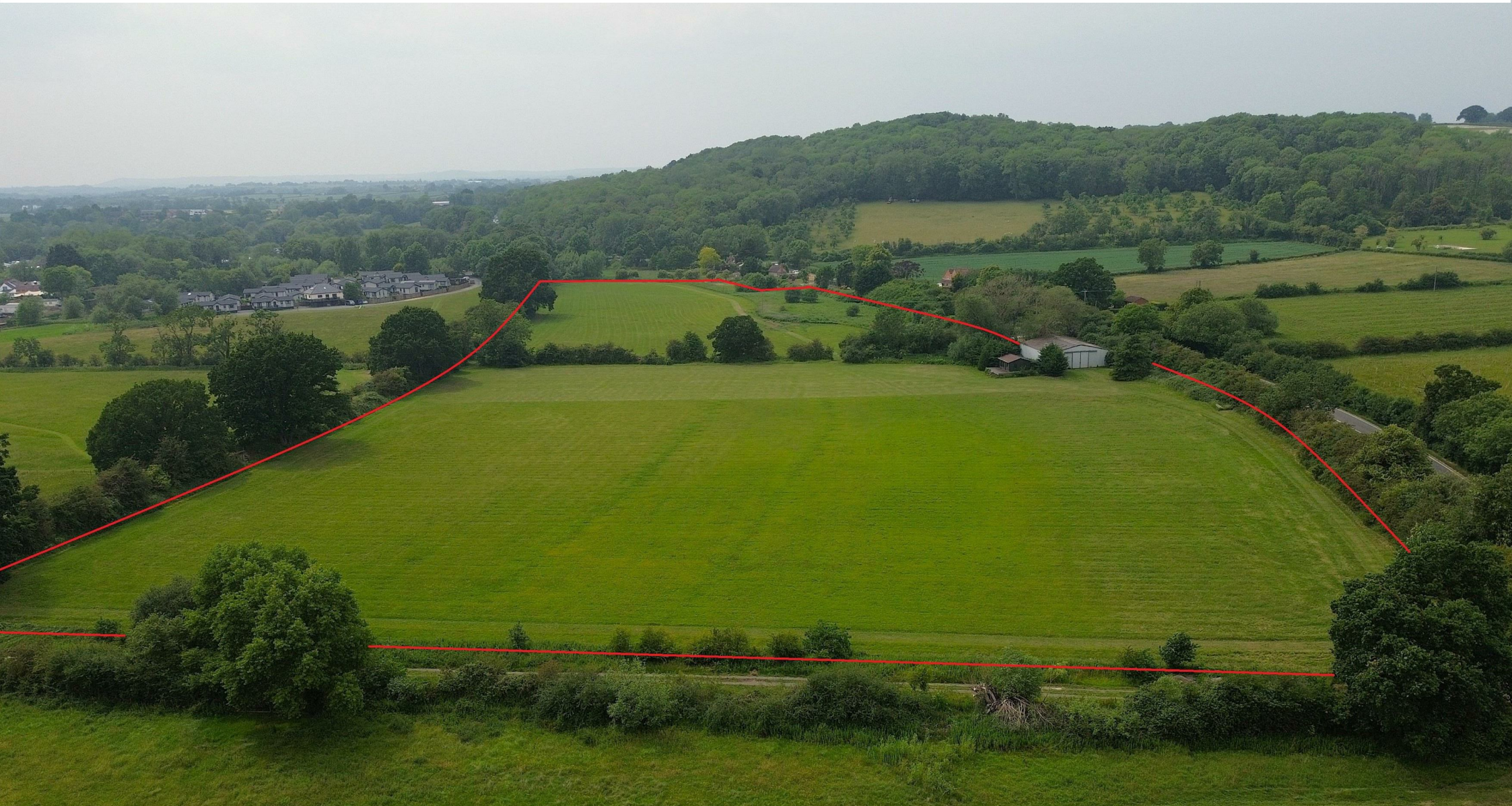


established 200 years

Tayler & Fletcher



16.10 acres of land with farm buildings at Binton Evesham Road

Binton, Stratford-Upon-Avon, CV37 9TE

Guide Price £375,000



16.10 acres of land with farm buildings at Binton Evesham Road

Binton, Stratford-Upon-Avon, CV37 9TE

A useful parcel of amenity land amounting to 16.10 acres split into two parcels together with substantial purpose built barn and welfare unit.

Directions

Drive through the village of Welford in a northerly direction, continue through the village, over the bridge with The Four Alls on your right hand side. Turn right at the 'T' junction onto the Evesham Road (B439). The entrance to the land will be seen shortly after on the right hand side and identified by a Tayler & Fletcher 'For Sale' board.

Location

The land is located on the edge of Binton adjacent to the B439. Binton is an attractive village which benefits from the Church of St Peters and a Social Club. It is also close to Welford-on-Avon, a picturesque village set in the heart of South Warwickshire. It lies on the River Avon about five miles west of Stratford-upon-Avon, seven miles south of Alcester and four miles east of Bidford-on-Avon.

Welford-on-Avon boasts one of England's tallest surviving maypoles, a distinctive striped landmark that is now a Grade II listed monument. The village traditions include children still dancing around the maypole in July each year.

With a rural feel, Welford-on-Avon offers a range of amenities including three pubs The Bell at Welford, an award-winning 17th-century Bell Inn, said to have been frequented by Shakespeare, Four Alls and The Shakespeare Inn. Additionally, there's a local shop and post office, and a primary school rated "Good" by Ofsted. The village has a full calendar of community events which can be found on the Welford-on-Avon Parish Council website.

Sitting closely to the River Avon and its close proximity of Stratford-Upon-Avon, a local medieval market town largely known for being the birthplace of William Shakespeare, there is a large network of easily accessible footpaths and bridleways accessing the rural parts of Warwickshire.

The larger commercial and cultural centre of Stratford-upon-Avon with its excellent range of facilities including a host of supermarkets is 5 miles. The other important commercial and cultural centres of Leamington Spa and Birmingham are 17.5 and 29.5 miles respectively.

Description

The land is approached from the B439 over shared hard standing area adjacent to a substantial pair of metal palisade gates and which give access to the land. The land extends to 16.10 Acres in total although it is neatly separated into two parcels by virtue of a mature hedge. There are a number of mature trees including oak, ash and willow.

Parcel 1 extends to approximately 8.36 acres and Parcel 2 extends to approximately 7.74 acres.

Parcel 1

The first parcel is good quality permanent pasture. It is bounded by a mature hedge within which is a wire fence forming the boundary to the road together with a post and wire fence, set on the old railway line and including the buildings. This then follows through a suitable sized gap in the hedge to ...

Parcel 2

The second parcel with a similar quality in permanent pasture and bordered by mature hedging with some area along the northern boundary left to nature. There is a drainage ditch on the west side of the parcel. A rear garden boundary fence is to be erected by the neighbouring property.

Foot access to Binton Road can be made along a 4m access strip which runs parallel with the old railway. This could lend itself as a separate access subject to planning and the necessary permissions.

The Barn

A grass track leads to the Barn which measures 60' depth x 50' width. The barn is 3 bay of a portal frame construction with corrugated side elevations under a pitched corrugated asbestos type material roof with a vented roof, translucent roof lights and a gravel floor. It has a pair of sliding doors with maximum eaves height of 13'9". The barn is positioned on elevated ground.

Log Cabin

Surrounded by a wooden decking, steps to the front and level access to the rear, the Cabin is raised sitting level with the barn. Internally, there is a w/c, fitted kitchenette with a sink and fridge and a log burner in the corner. The Cabin has planning permission as a Welfare Unit.

Basic Payment Scheme

We do not believe that the land is registered with the Rural Payments Agency.

Environmental Schemes

There are no environmental schemes on the land.

Wayleaves and Easements

The land is sold with the benefit of all rights of way (whether public or private), light, support, drainage, water supplies and other rights and obligations, easements, quasi-easements and restrictive covenants and all wayleaves for poles, stays, cables, drains and water, gas and other pipes, whether referred to in the General Information, particulars or special conditions of the sale or otherwise and subject to all outgoing or charges connected with or chargeable whether mentioned or not.

Rights of Way

We understand and are advised that there are no private or public rights of way which cross the land.

Minerals and Sporting Rights

We understand that mineral and sporting rights are to be included in the sale.

Services

We understand that there is a mains water supply connected to the Barn and Cabin, in addition to a single phase power supply. Sat to the rear of the barn and cabin is a septic tank.

Please note: we have not tested any equipment, appliances or services. Prospective purchasers are advised to commission their own investigations to satisfy themselves as to which services may be available and at what cost prior to making an offer or exchanging contacts.

Viewing

Strictly by appointment only as gates remain locked at all times.

Health and Safety

When viewing, please wear appropriate foot wear for walking fields and take caution when walking on slippery surfaces and at heights.

Machinery

Machinery can be viewed to purchase subject to separate negotiations.

Planning

Being outside the statutory designation of the National Landscape Areas, we believe the barn benefits from permitted development, which includes the possibility of class Q to convert the barn to residential use. Alternatively Class R allows the change of use of an agricultural building to flexible commercial use which may include class B2 (industrial use) class B8 (storage and distribution) class C1 (hotel) class E (commercial and business services) but probably the most suited conversion is class F2 (c) (outdoor sport and recreation), but any prospect purchasers must make their own investigations.

Agents Comment

This is an attractive parcel of land lending itself to a variety of uses. With a versatile farm building and welfare cabin, with services installed, it has the potential of conversion under class R which could lend itself as a good hub for an entrepreneurial business.

Tenure & Possession

Freehold with Vacant possession upon completion.

Local Authority

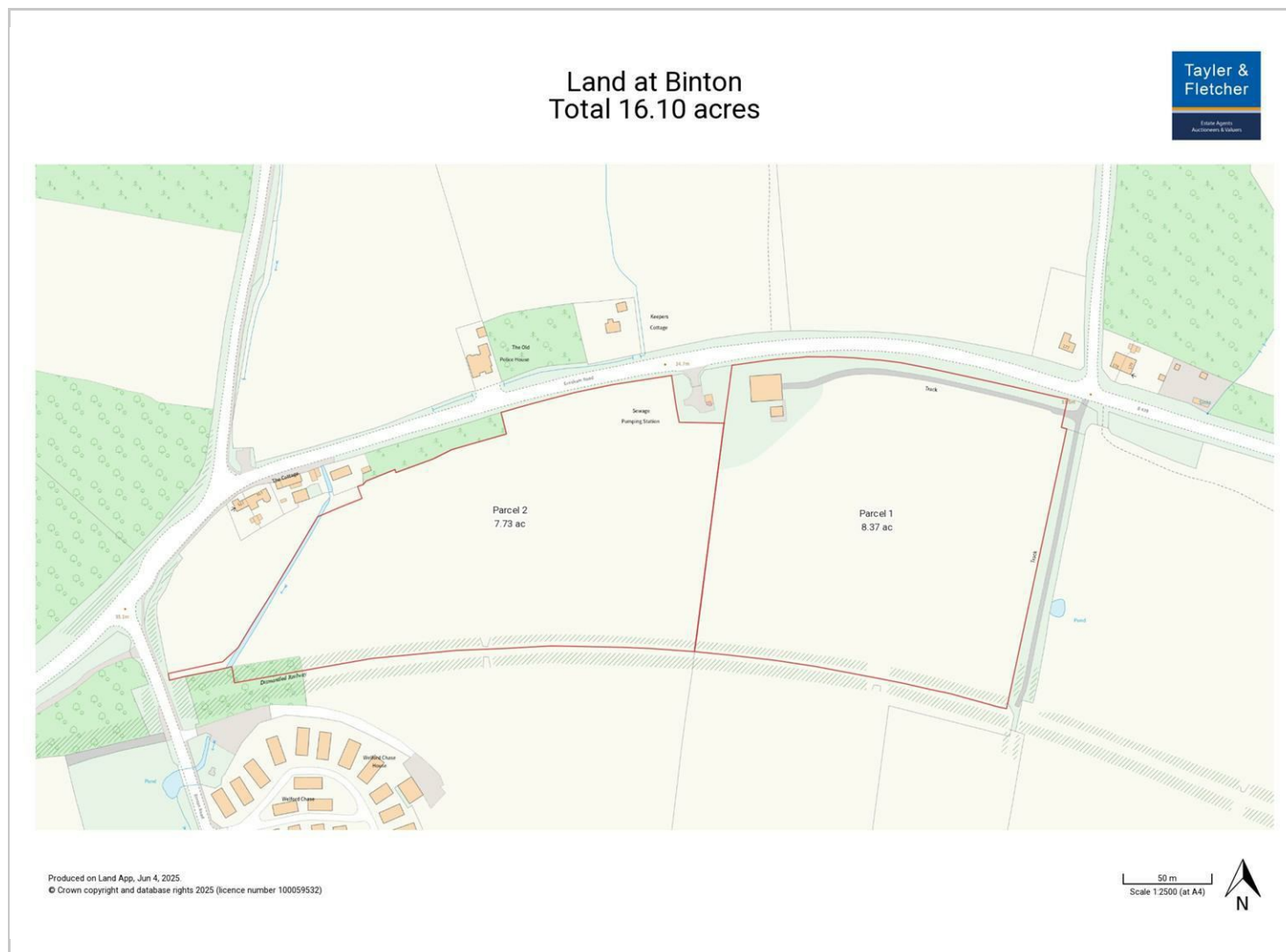
Stratford District Council, Church Street, Stratford-upon-Avon. (Tel: 01789 267575)

Vendor's Solicitor

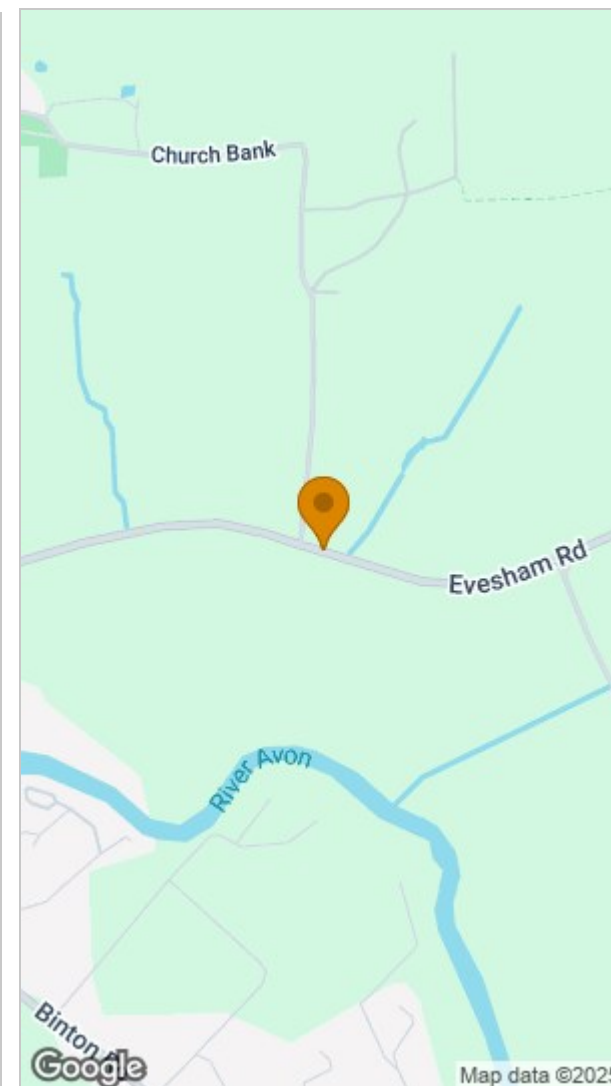
BHW Solicitors, Grove Park, 1 Smith Way, Leicester , LE19 1SX. (Phone: 01162 897000).



Floor Plan



Area Map



Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.