



KINETON

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PROPERTY · SALES · LETTINGS · MANAGEMENT

**THE ORCHARD
SOUTHAM STREET
KINETON
WARWICKSHIRE
CV35 0JN**

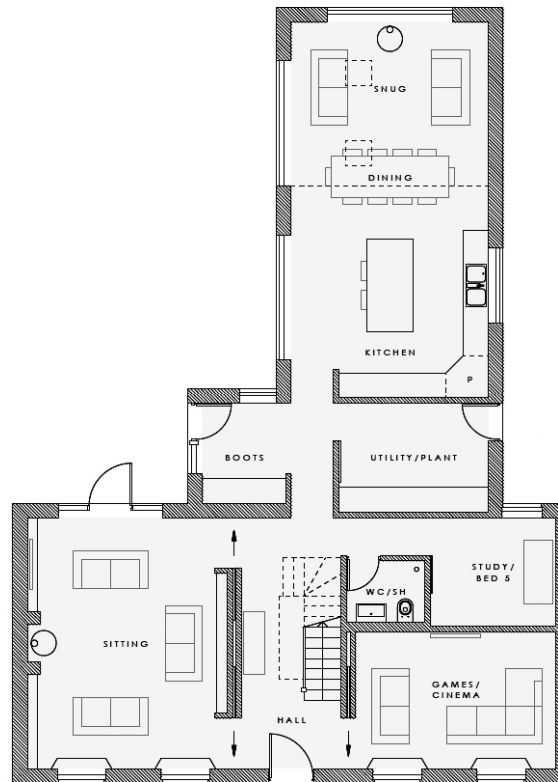
11 miles to Stratford-upon-Avon & Banbury
11 miles to Warwick and Leamington Spa
3.5 miles to Junction 12 of the M40 motorway
at Gaydon

**A CENTRAL VILLAGE DEVELOPMENT
OPPORTUNITY WITH FULL PLANNING
PERMISSION FOR ONE SELF BUILD
PROPERTY WHICH STANDS IN
APPROXIMATELY 1/3 ACRE**

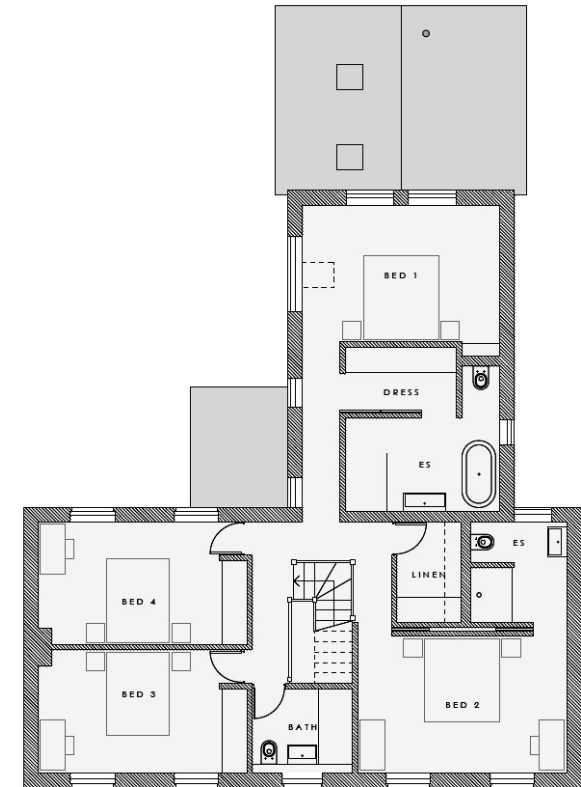
- Planning Application Number 22/02272/FUL
- Construction of one new self build dwelling.
- Opportunity for up to 326 sqm (3509 sqft) of accommodation including attic
- Date of Decision 28 April 2023
- Approximately 0.38 acre site

- ALL IMAGES AND ANNOTATED PLANS ARE FOR GUIDANCE PURPOSES ONLY

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
sales@colebrookseccombes.co.uk**



Ground Floor



First Floor

Kineton is a popular well served village with a number of shops for daily requirements including post office, general stores, bakers, pharmacy and butchers. Also within the village; a Parish Church, Roman Catholic and Methodist Churches, doctors' surgery, public house, sports club, primary and secondary schools.

The village enjoys a close, active community with families, professionals and second home owners, drawn to the village with its facilities, café's, and restaurants. The surrounding countryside offers walking, cycling and riding. The Cotswold Hills lie to the South and nearby Stratford upon Avon, Banbury, Leamington Spa and Warwick offer a wide range of shopping facilities and supermarkets.

Planning Permission has been granted for the construction of a new self build dwelling. With a part rendered and part timber clad exterior finish under a slate roof, the property offers potential for three storey accommodation, plus a detached double garage with adjoining car port and room over.

The site is a level grass orchard, fronting Southam Street to the East elevation. The granted planning permission would provide for a West facing rear garden, the total amounting to approximately 1/3 acre. NB the neighbouring property will retain a right of way across part of the driveway. Further details available from the agent. Full details of the planning permission and the conditions are available on the Stratford District Council planning website under reference number: 22/02271/FUL.



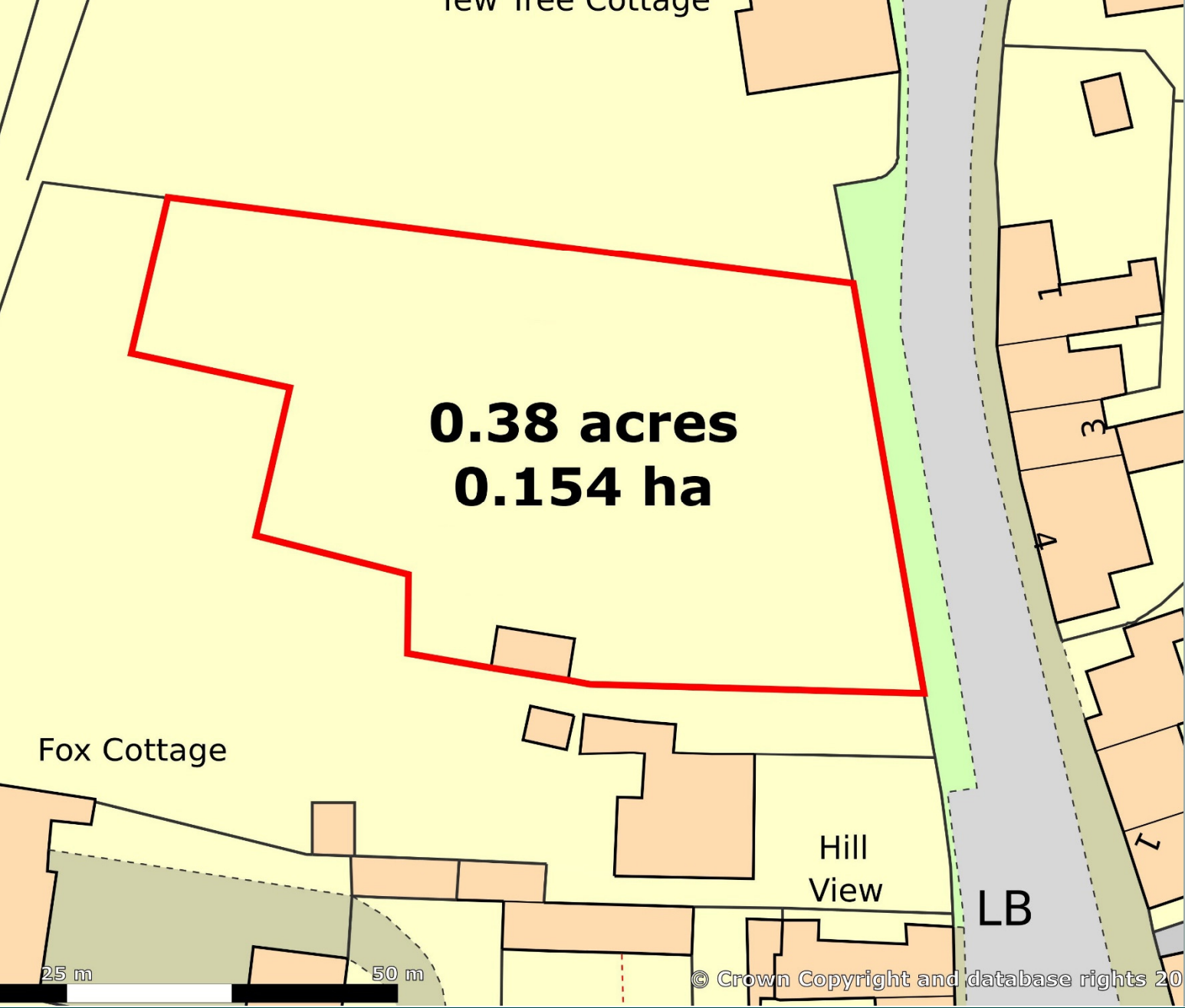
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



GENERAL INFORMATION

Tenure
Freehold with Vacant Possession.

Services
Mains water, drainage and electricity run through Southam Street and it is understood that connections can be made at the Property.

Council Tax
Payable to Stratford District Council.
Property to be assessed

Energy Performance Certificate
n/a

Planning Permission
Planning Application No. 22/03530/FUL
Covenants: There is a restriction on the title to the property limiting development to one single dwelling.

Directions CV35 0JN
From the village centre proceed North along Southam Street, where the site will be found on the left-hand side identified by our For Sale board.
What3Words //thrashing.sliding.focus

IMPORTANT NOTICE
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

CS 2256/ 18.10.2024

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