

Telephone: 01926 492511



GODFREY-PAYTON
CHARTERED SURVEYORS

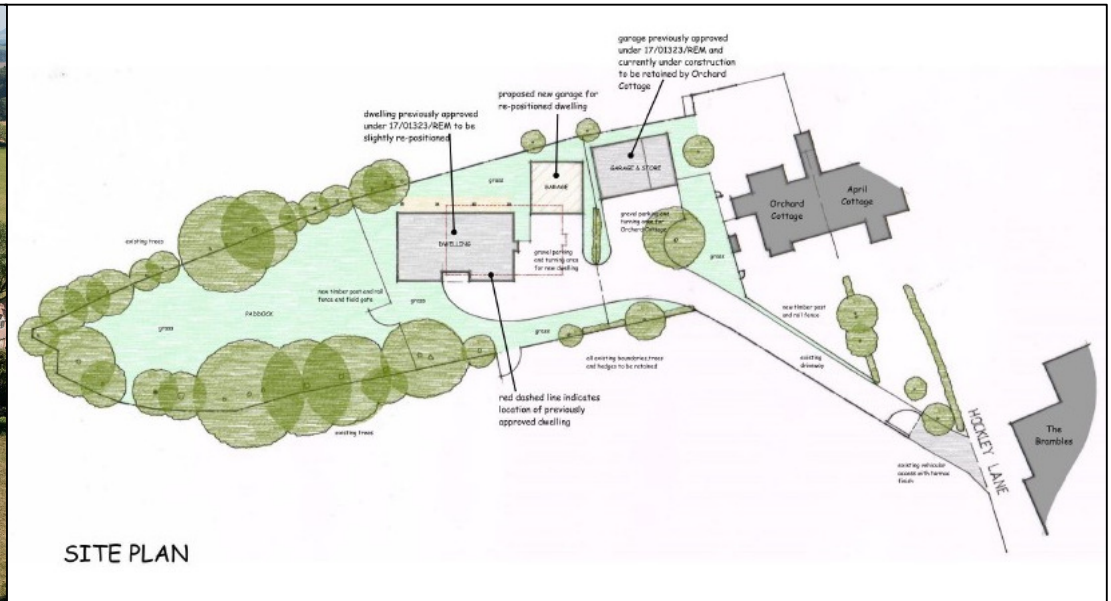
For sale by Private Treaty

BUILDING PLOT FOR SALE

LAND AT HOCKLEY LANE, ETTINGTON, CV37 7SS

Stratford-on-Avon 5 miles, Shipston-on-Stour 6 miles, Warwick 12 miles, Banbury 14 miles

A fantastic opportunity to acquire a building plot with planning permission for a single detached dwelling and double garage



Situation

The building plot is situated at the top end of Hockley Lane and is accessed via a private track as shown on the plans attached. It is set on the northern side of the rural village of Ettington with only a short walk to the village amenities including the village school, shop and cafe, Church, community centre and other village services

Ettington is set in the south Warwickshire countryside with close links to market towns including Shipston on Stour and Stratford upon Avon. It also has good access to the Fosse Way and a 15-minute journey to junction 12 of the M40 junctions and within 12 miles to Warwick Parkway train station. The Fosse Way also accesses south Leamington/Warwick area and is a gateway to the Cotswolds and towns such as Stow on the Wold and Cirencester.

Description

This excellent opportunity encompasses paddock land with full planning permission to build a large four-bedroom house and garage.



The building plot extends approximately 1292m² slopes down from east to west and provides great views over the Warwickshire countryside. The western end of the plot is to be used as paddock land with plenty of space around the house for a garden.

Planning

Full planning permission was granted in 2017 for the demolition of the stable block and the erection of a new four-bedroom dwelling and garage and a material start has been made and signed off by the Planning authority. The house extends roughly 250m² with the adjoining garage 42.25m². The planning time line is set out below and shows the stages at which the permission was granted. There is no Community infrastructure Levy to be paid on this site.

Timeline

- Outline Planning permission granted 10/03/2016 (15/04409/OUT)
- Full planning permission granted on 07/07/2017 (17/01323/REM)
- Conditions approval notice 19/04/2018 (18/00215/DOMFP – buildings regs, etc)
- Material start made and signed off 29/07/2019
- Variation of conditions 16/04/2021 (21/00273/VARY) change of garage arrangement.

Further information on the planning application can be found on the Stratford-on-Avon planning website and through the agent.

Tenure and Possession

The site is to be sold Freehold with vacant possession upon completion. The stables will be retained and removed on completion of the sale.

Services

There are no mains services connected to the plot but the vendors have installed ducting ready for a mains connection. Purchaser will need to make their own enquires but there is believed to be mains services located close to the plot. There are two connections to mains foul water drainage.

Severn Trent Tel: 0345 7500500

Western Power Distribution Tel: 0800 096 3080

Wayleaves, Easements and Rights of Way

The Land is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, gas, electricity supplies and any other wayleaves or easements.

The vendor is not aware of any rights however it is for the purchaser to satisfy their enquires of the routes thereof.

Local Authority

Stratford upon Avon District Council, Elizabeth House, Church Street, Stratford-on-Avon, Warwickshire, CV37 6HX
Tel: 01789 267575

Method of Sale

The property is offered for sale by Private Treaty as a whole. The vendors reserve the right to set a date for best and final offers.

Viewing & Further Information

Viewing is strictly by appointment with the sole Agents, Godfrey-Payton. Please contact the Warwick office on the details below.

25 High Street, Warwick CV34 4BB
Tel: 01926 492511

warwick@godfrey-payton.co.uk
www.godfrey-payton.co.uk

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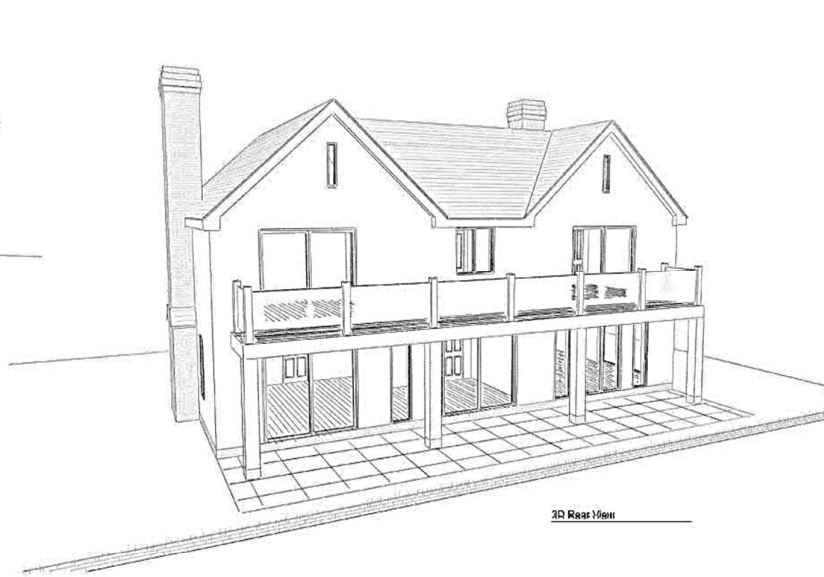
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3D Front View



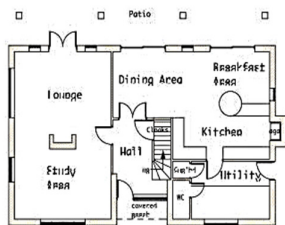
3D Rear Side View



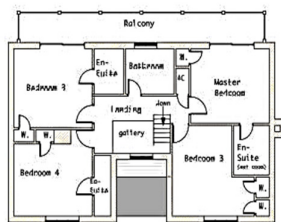
3D Rear View



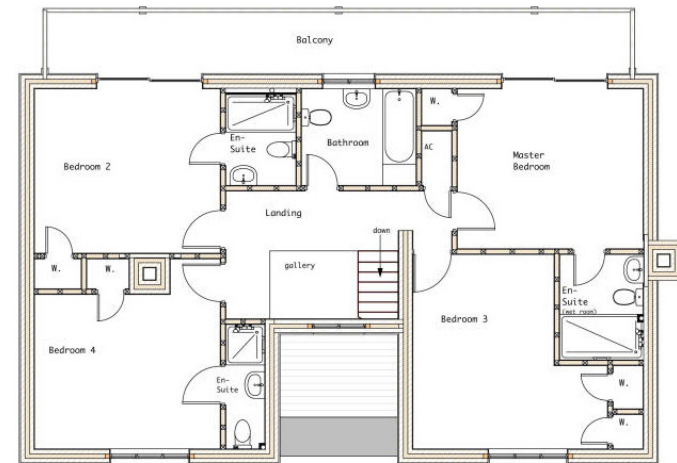
3D Side Rear View



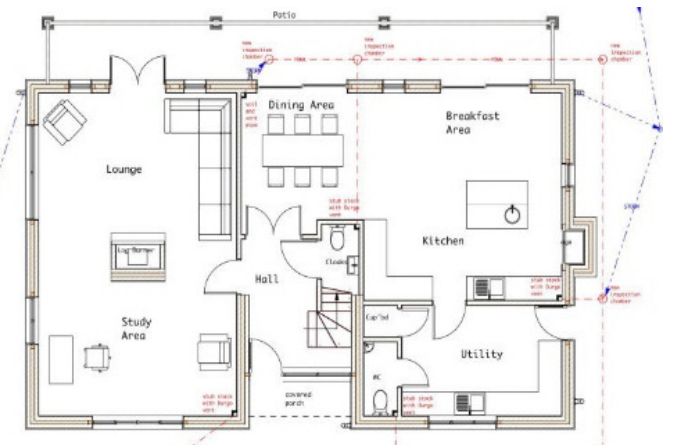
Ground Floor Plan 1:188



First Floor Plan 1:188



First Floor



Ground Floor

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1. 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.
2. We have not carried out a survey on the property nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.
3. These particulars were created September 2021
4. If you have any queries or if there are any specific points you may wish to clarify before viewing, especially if you are travelling some distance, please contact this office to discuss them further.



RICS



rightmove



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