

FOR SALE

SELF-BUILD DEVELOPMENT OPPORTUNITY

LAND WITH LOCAL NEEDS RESTRICTION AT NEWBOLD ON STOUR, STRATFORD-UPON-AVON, CV37 8TS



GODFREY-PAYTON
CHARTERED SURVEYORS

FULLY SERVICED SELF-BUILD PLOTS

NEWBOLD ON STOUR, STRATFORD-
UPON-AVON, CV37 8TS

DESCRIPTION

Godfrey-Payton are delighted to offer to the market a rare opportunity to purchase 4 fully serviced self-build plots. Set in a sought-after village location, each plot will be for a detached dwelling of 2 storeys, 4 bedroom properties to be built within a design framework. Being fully serviced, the plots will be provided with road access, foul and surface water drainage, and utilities connections including water, electricity and telecommunications. The plots are well located on the edge of Newbold on Stour overlooking Ettington Park with views towards Ettington Park Hotel.

LOCATION

The plots are located on the edge of the village overlooking Ettington Park with views towards Ettington Park Hotel. Newbold-On-Stour is a truly charming and picturesque Warwickshire village approximately 1 mile from the Fosse way, and 6 miles from the historic town of Stratford-upon-Avon. The location boasts a village store which provides a wide range of local amenities, infant schooling, and public house, furthermore there is easy access to the M40 motorway corridor which can be found at junction 13 (Gaydon) and junction 15 (Warwick) both being approximately 10 miles away and link the area to Birmingham and London centres of commerce.

PLANNING PERMISSION

The site benefits from outline planning permission for the residential development of up to four self-build dwelling houses which was granted on 1st January 2024, under application number: 22/02641/OUT. You can access the application and all of the associated documents on the Council's website: <https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=RHQ66KPMHMD00>

Individual purchasers will be responsible for obtaining full detailed planning permission for their own self build plot.

INFORMATION PACK

The information pack will contain relevant legal information and a copy of the Design Framework for the development. Please contact Godfrey-Payton for a copy of this pack.



PRICE GUIDE

Plot	Size	Guide Price
1	621 sq meters	£417,500
2	993 sq meters	£450,000
3	968 sq meters	£395,000
4	693 sq meters	£390,000

PURCHASERS RESTRICTIONS AND OBLIGATIONS

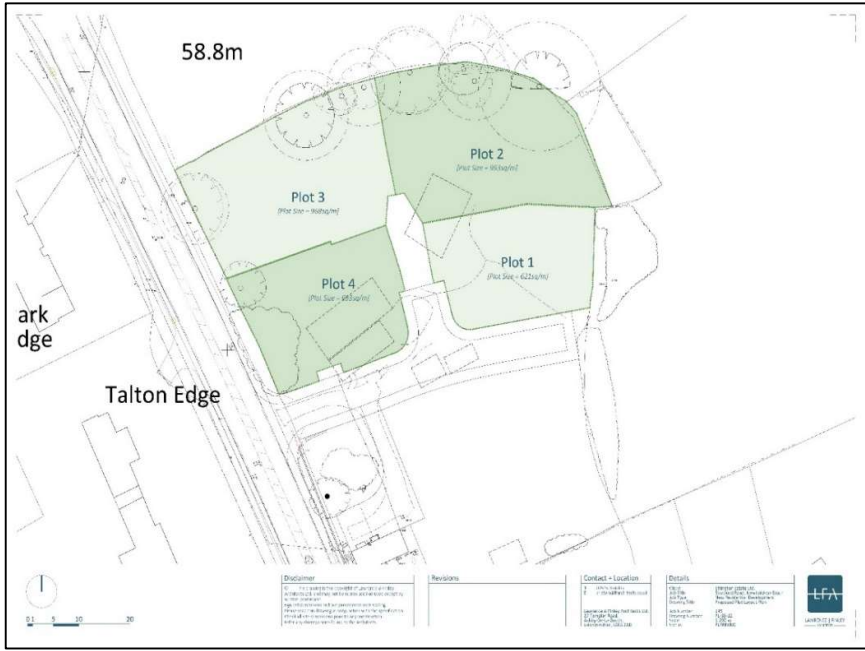
The sale of the plots has a **locals restriction** that the plots are to be sold to **persons with Local Connection** to the Stratford upon Avon District. Please contact the agents for further details.

The sale of the plots are on a **self build/custom build** basis meaning those who develop the plots will need to reside in them.

Successful purchasers will have six months to obtain detailed planning permission and a further 18 months to complete the building works. Purchasers will be required to demonstrate that they are able to finance the build process through to completion.

VIEWINGS

The site can be viewed from the public highway. Internal viewings may be arranged by prior appointment with the sole selling agents, Godfrey-Payton. Please contact the Warwick office on 01926 492511 or email warwick@godfrey-payton.co.uk





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Important Notice:

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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. 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