



**Binton Road , Welford On Avon**

Stratford-Upon-Avon, CV37 8PP

Jeremy  
McGinn & Co 

# Asking Price £550,000



PLEASE NOTE THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL TIE. A unique chance to acquire a bespoke build Scandi-Hus constructed in a most skilful fashion and located in the popular village of Welford on Avon. The property is highly interesting in terms of its construction as was built in Switzerland and made entirely from natural materials including the finest of Swiss timbers. From there, it was ultimately exported over to the U.K in the 1980's. The house in its current form offers a kitchen with an impressive Aga, utility room, living room with superb solid fuel fire, family dining room / large home office, ground floor shower room, three bedrooms and first floor bathroom. The property also has its own wrap around gardens. From most outlooks the property enjoys lovely scenic views. The property has also been raised up as a safe preventative for any breaches of the marina waters. It should be noted that there is an agricultural tie restriction on this property. Please see details below for an understanding of what this entails. What is an Agricultural Tie? An agricultural tie is a planning condition or obligation placed, by the Council, upon the planning permission for a house built in the open countryside where development would not normally be permitted. The tie seeks to restrict occupancy of the dwelling to those employed in certain jobs. The planning permission will only have been granted because someone was able to demonstrate an essential need to live close to their place of work in either agricultural, forestry or equestrian employment. Agricultural/forestry/equestrian



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occupancy conditions are still being imposed today, thus they remain valid and have a place in the planning system. Since their introduction when the first Town and Country Planning Act first came into force in 1948 they have been worded in various forms with varying meanings and requirements. The current model condition specifically requires that: The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants. There have been many variations to the wording of this sort of condition and it is essential that the specific occupancy condition is identified so its meaning and requirements can be properly assessed. Whilst the meaning of agricultural occupancy conditions and agricultural ties has been discussed in Appeal Decisions and through the Courts, only one of the words contained within such a condition is defined in the Town and Country Planning Act and that is agriculture. WHAT IS AGRICULTURE? Horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of the land, the use of land as osier land, market gardens and nursery grounds and the use of land for woodland where that use is ancillary to the farming of the land for other agricultural purposes. WHAT DOES THE CONDITION MEAN? There is a great deal to consider in terms of the meaning of each individual occupancy condition



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and to fully understand and evaluate them, one must consider the precise wording of the occupancy condition in question what it requires of the occupant of the dwelling to which it is attached; what constitutes compliance with it; and equally what constitutes non-compliance; Understanding the meaning of the condition can assist in determining whether there is a genuine agricultural need to retain it. We understand the property is on mains water and electrics and as there is no gas in village the property is heated via oil. Flood Risk - The risk of flooding should be considered prior to entering into any commitment to purchase. For more information please refer to the Environment Agency website.

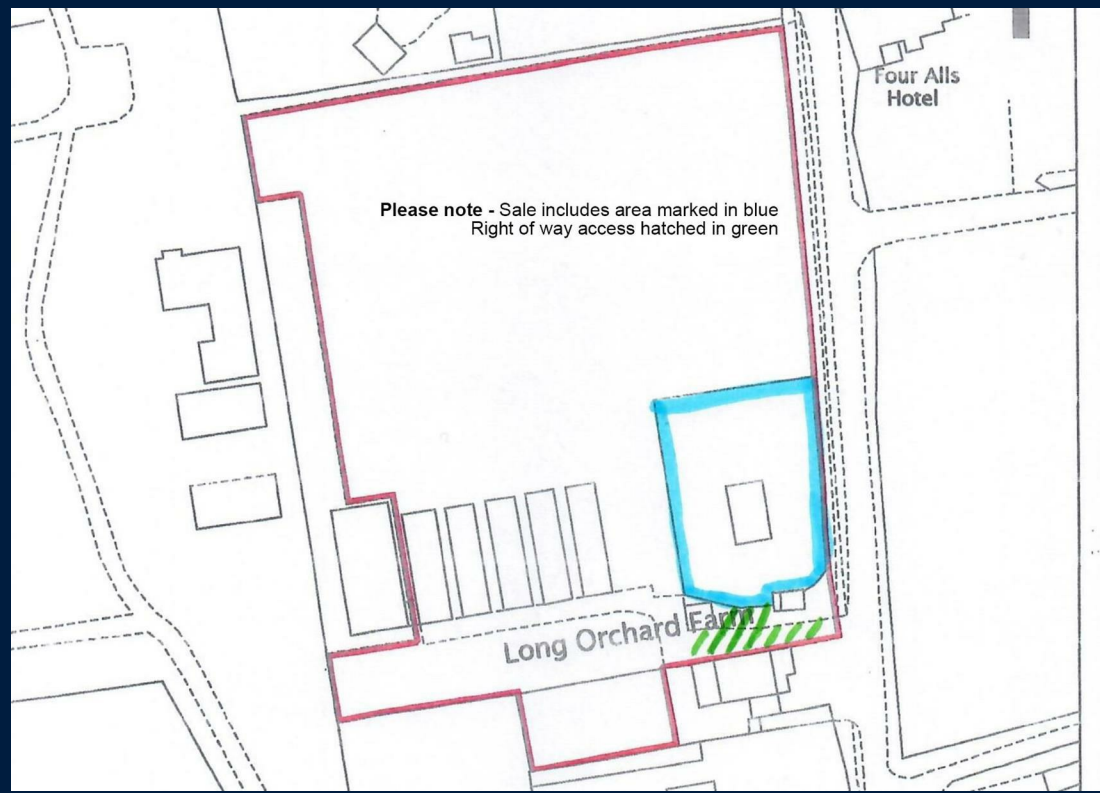




**Tax Band:**

**Council:**

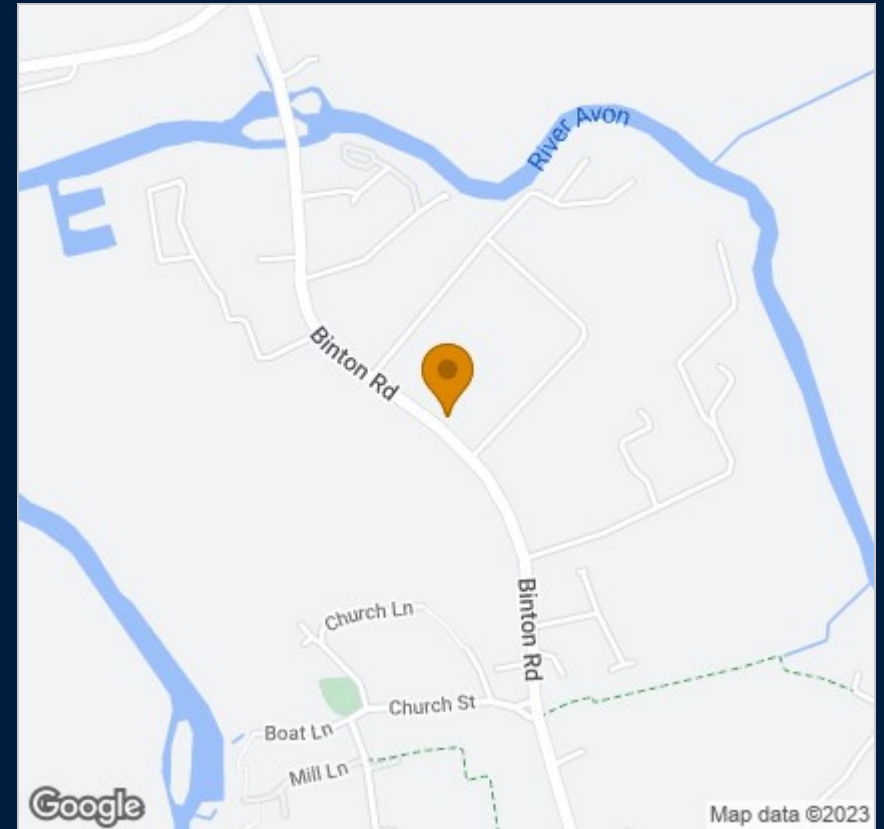
**Tenure: Freehold**



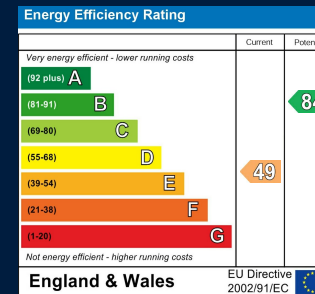
# Floor Plan



# Map



# Energy Performance



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.

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