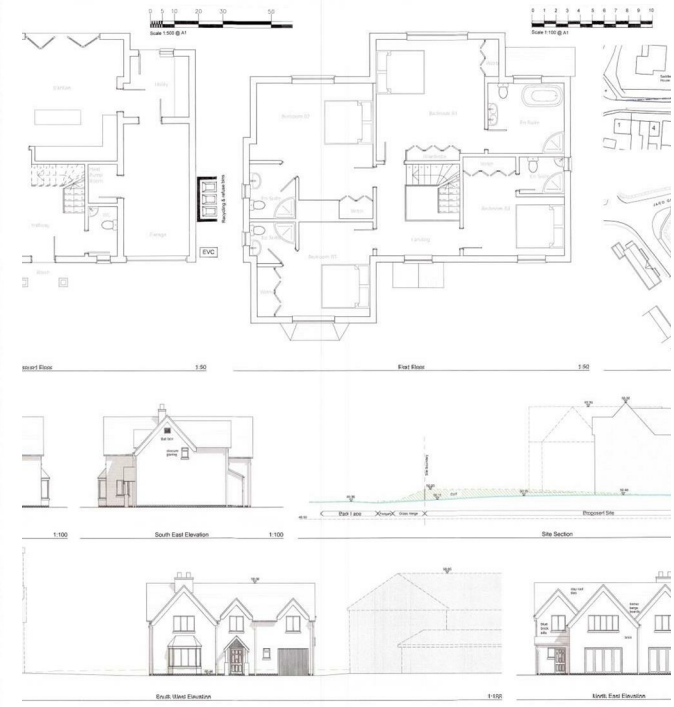




EARLES
TRUSTED SINCE 1935



**Building Plot @ Park Lane
Snitterfield
Nr. Stratford-Upon-Avon
Warwickshire
CV37 0LS
£300,000**

A building plot, where permission has recently been granted for a large 4-bedroomed detached house with a large back garden (Planning Ref: 25/00397/FUL).

The building plot provides an opportunity to construct a spacious and modern family home of around 2440 sq ft with a new means of access off Park Lane.

ADDITIONAL INFORMATION

Broadband and Mobile:

Superfast broadband speed is available in the area, with a predicted highest available download speed of 71 Mbps and a predicted highest available upload speed of 16 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone), with EE and Vodafone being rated 'Good outdoor' and O2 and Three being rated 'Good outdoor, variable in-home'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Services:

Mains drainage, electricity, gas, and water are available from the public highway.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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64 Yoxall Road
Shirley
Solihull
B90 3RP

Town and Country Planning Act, 1990
Town and Country Planning (Development Management Procedure) Order, 2015

THE STRATFORD-ON-AVON DISTRICT COUNCIL, having considered the application for permission to develop land at:-

The Saddlers, Park Lane, Snitterfield, Stratford-upon-Avon CV37 0LS

Submitted by: Mr Chris Haskell

Received by the Council on 25 March 2025

HEREBY GIVE YOU NOTICE that PLANNING PERMISSION is GRANTED for the following development, namely:-

Construction of 1no. detached two storey dwelling and formation of new vehicular access.

Subject to the following condition(s) and reason(s), namely:-

1. The development to which this permission relates must be commenced not later than the expiration of three years from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.