



Peter Clarke

Land adj. 9 Kinton Road, Wellesbourne, Warwick, CV35 9NE

£190,000

A building plot with detailed planning consent for a four bedroom detached house. In a mature setting close to Wellesbourne village centre. Proposed floor area 1344 sq.ft. (124.86 sq.m.) gross internal.



WELLESBOURNE

is a large village conveniently situated approximately 6 miles equidistant from the historic towns of Stratford upon Avon, Warwick and Leamington Spa. Wide range of local amenities within the village include a variety of shops, Co-Op, Churches, Library, Post Office, Medical Centre, Dentist, Garages, Local Inns and primary/junior school. Access to the M40 motorway and the Midlands Motorway network is from Junction 15 at Longbridge, approximately 4 miles away together with Warwick Parkway railway station with regular trains to London Marylebone and more local services.

The site is situated close to the centre of the village opposite the Library.

DESCRIPTION

A building plot for the construction of a new four bedroom detached house in the existing gardens of No. 9 Kineton Road. The proposal is to use the existing driveway to No. 9, which will be shared.

PLANNING CONSENT

Original application, 16/02241/FUL and subsequent variations under Application Ref: 18/01601/VARY dated 3rd August 2018 for the construction of a new detached house based on the plans included in this brochure. We are advised by the vendor that the planning consent is extant due to drainage works completed. A copy of building regulations completion certificate is available on request. Purchasers should make their own enquiries to satisfy themselves of the extant nature of the consent.

The vendor has been advised that no CIL payment will be required due to the original consent being obtained prior to implementation of CIL.

PROPOSED ACCOMMODATION

- Ground Floor
- Entrance Hall and WC
- Living Room, 10'9" x 17'0" (3.28m x 5.18m)
- Study, 6'6" x 6'9" (1.98m x 2.06m)
- Kitchen/Dining/Sitting Room, 21'6" x 13'3" max. (6.55m x

- 4.04m max.)
- Utility Room, 10'0" x 5'6" (3.05m x 1.68m)
- First Floor
- Landing
- Master Bedroom, 11'3" x 12'6" (3.43m x 3.81m)
- En Suite
- Bedroom Two, 12'0" max. x 11'0" (3.66m max. x 3.35m)
- Bedroom Three, 9'9" x 10'3" (2.97m x 3.12m)
- Bedroom Four, 9'0" x 8'9" (2.74m x 2.67m)
- Bathroom, 8'9" x 6'0" (2.67m x 1.83m)
- The gross internal floor area of the proposed house is approximately 1344 sq.ft. (124.86 sq.m.). The proposed boundary and sale is as identified edged red on the plan, with the benefit of a right of way and use of the existing driveway.

FURTHER INFORMATION

The following information is available from the agents, either by inspection at their offices or electronically by email.

- * Copy of Planning Consents
- * Floor Plans
- * Proposed Site Plan
- * Elevations

GENERAL INFORMATION

AGENTS NOTE

Please note that all measurements have been taken from the scaled drawings and, as such, are estimates. The actual built measurements may vary. Purchasers should note that there is a well on the site of the proposed dwelling.

SERVICES

Foul drainage has been connected to the site. Purchasers should make their own investigations as regards connections of further new services.

TENURE

We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

RIGHTS OF WAY

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

DIRECTIONS

From the Agents office, proceed along the Warwick Road, which immediately continue into Kineton Road beyond the junction with the B4087. The site will be found a short distance along on the left hand side.

VIEWING

By prior appointment. Please contact:

Peter Turner
Land & Development Manager
Direct Dial: 01926 695585 Mobile: 07384 811812
Email: pturner@peterclarke.co.uk

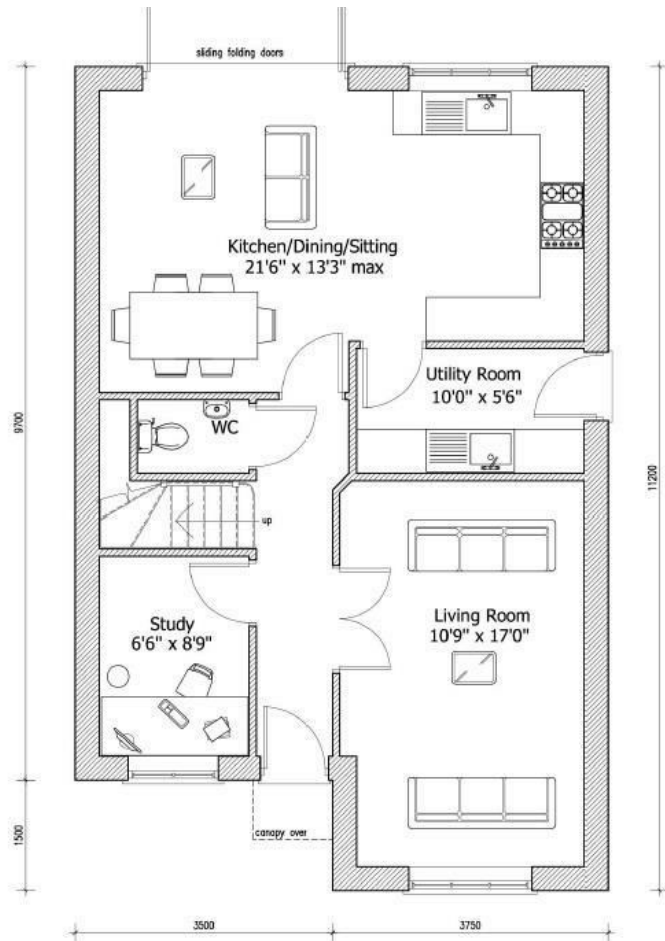


Proposed Front Elevation

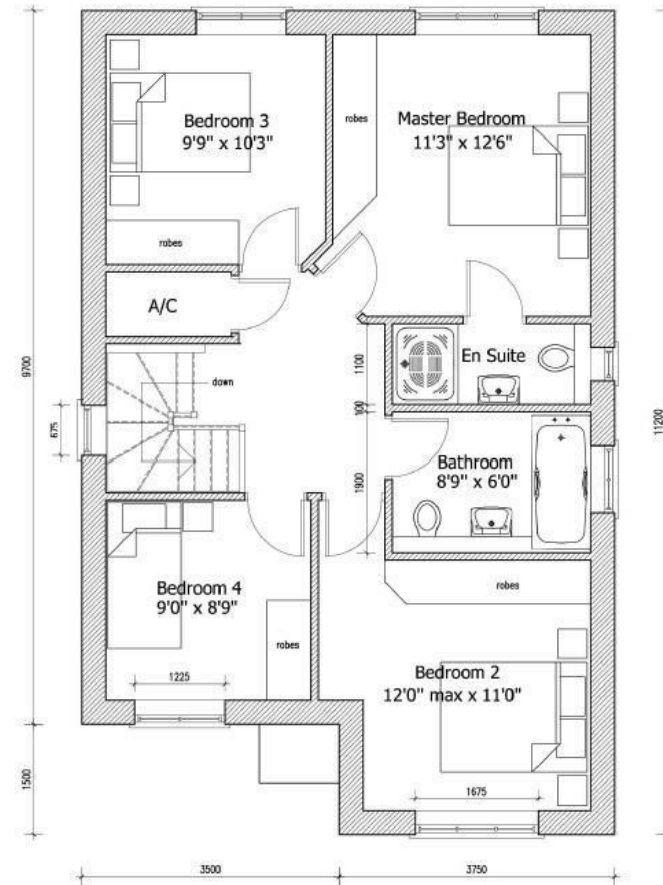


Proposed Side Elevation





Proposed Ground Floor Plan



Proposed First Floor Plan

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