

RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND AT HALFORD



**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

RESIDENTIAL DEVELOPMENT OPPORTUNITY

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Sheldon Bosley Knight and Rosconn Strategic Land are delighted to bring to the market a self/custom build development opportunity.

- Site benefits from outline planning permission for 15 self/custom build dwellings.
- Desirable village location with good connections to nearby Stratford-upon-Avon and the Cotswolds.
- Unconditional offers are invited via informal tender.

The site comprises pastureland with a direct frontage to Idlicote Road, Halford through an existing field gate. The property is bounded by open pastureland to the north and east with existing residential dwellings to the western boundary. The property has mature hedgerows and trees to all boundaries and an existing stream running from north to south.

The site is regular in shape and extends to 1.26 hectares (3.11 acres).



LOCATION

Halford is a village set in the south Warwickshire countryside between Shipston-on-Stour and Stratford-upon-Avon. In the village there is a public house, church, petrol station and shop along with a local play area. The nearest town is Shipston-on-Stour and this offers a range of shops, schools and recreational facilities. Halford benefits from a good local road network with easy connections to Stratford-upon-Avon (10 km), Banbury (18km) Warwick (24km), the Cotswolds and the M40 motorway.

There are also railway stations at nearby Moreton-in-Marsh, Banbury and Warwick Parkway which provide direct connections to London Marylebone, taking approximately 1 hour and 30 minutes. The site entrance is 200m from bus stops located on Idlicote Road providing direct services to Stratford-upon-Avon.

DEVELOPMENT PROPOSAL

The proposed development will be built on land next to the built up area boundary of Halford. The Illustrative Plot Layout shows 15 plots set behind two SuDs ponds fronting on to Idlicote Road. The existing water course is protected with public open space (approximately 4,100 sqm) provided to the rear of the site and a landscaping belt along the northern and eastern boundaries outside the private garden areas. Three visitor car parking spaces are provided on the new access road which is also to be used by refuse vehicles.

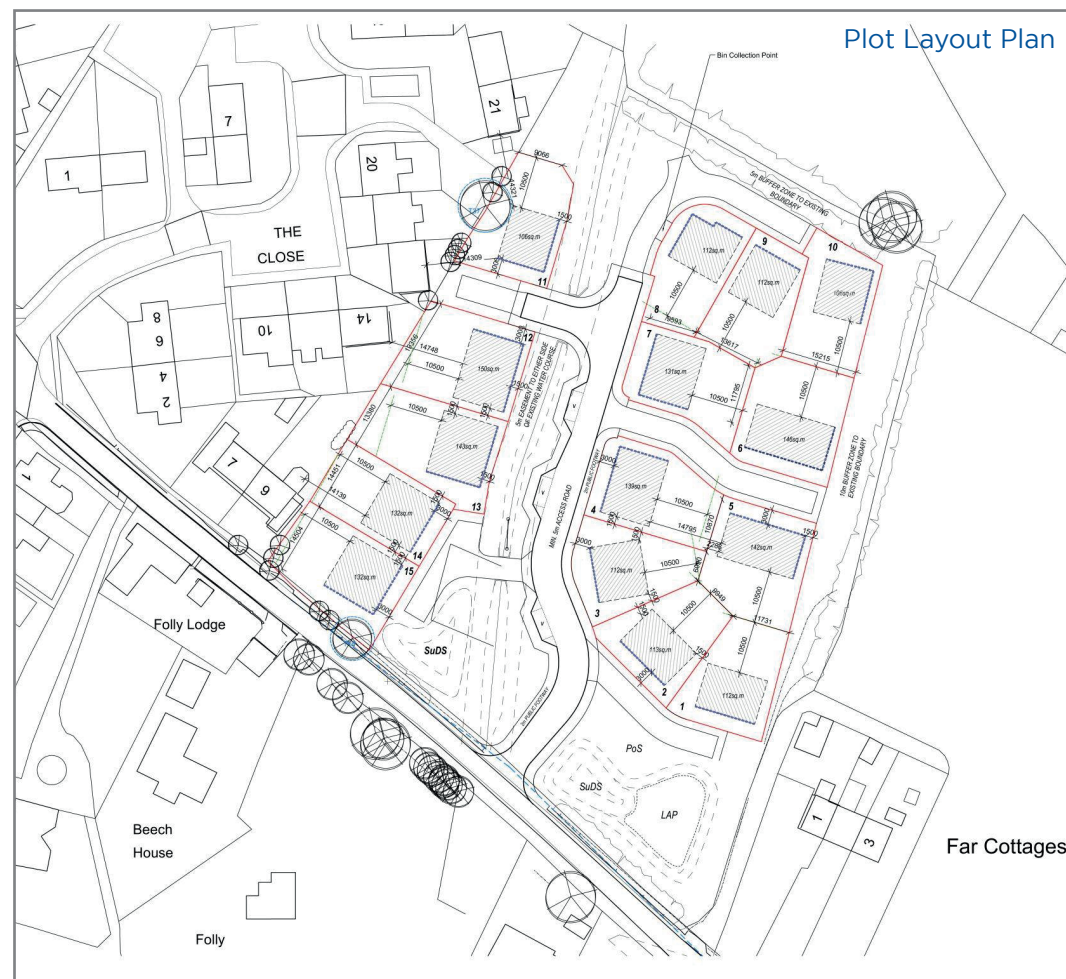
Legal access to the public highway is reserved at each plot alongside connections to all services (water, electricity, drainage and internet).

The maximum size of each dwelling's footprint is specific to the relevant plot area shown in the Plot Layout Plan. Each dwelling will be designed to comply with the relevant 'build area' shown on the Parameter Plan. The relevant plot and maximum build areas are shown in the table on the following page.



PERMITTED PLOT AND BUILD AREAS

PLOT NO.	PLOT (SQ.M)	BUILD AREA (SQ.M)
1	362	112
2	361	113
3	364	112
4	402	139
5	429	142
6	443	146
7	393	131
8	358	112
9	360	112
10	377	106
11	365	106
12	453	150
13	571	150
14	368	132
15	368	132



DESIGN CODE

The Design Code has been prepared by Brownhill Haywards Brown Architects and acts as an appendix to the Design and Access Statement to inform subsequent Reserved Matters submissions. The parameters outlined will aid the design and layout of custom-build plots to ensure high quality and sustainable development in line with Stratford-upon-Avon district council. The design guide includes, but is not limited to, plot layout, plot parameters, boundary treatments, access, parking, garages, form, massing, height and design characteristics.

PLANNING

The site benefits from outline planning permission (21/03775/OUT). For the construction of up to 15 self-build/custom-build dwellings, creation of new vehicular access from Idlicote Road and laying out of public open space (approval sought for access at outline stage).

The outline planning application seeks approval for matters relating to access and layout, with all other matters reserved for subsequent approval. The custom builder will implement site-wide infrastructure elements (e.g. drainage, highways and landscaping) and all utility connections (water, gas, electricity and telecommunications) to each plot.

A signed copy of the S106 is available as part for the data room.

COMMUNITY INFRASTRUCTURE LEVY

CIL is not applicable on self build/custom build schemes.

SERVICES

Prospective purchasers must satisfy themselves in respect of the provision, capacity and sustainability of all services and drainage and should reply on their own enquiries with the relevant statutory undertakers.

VAT

The vendor reserves the right to elect for VAT.

LEGAL

The land is registered under the freehold title WK470706.

METHOD OF SALE

Sheldon Bosley Knight is seeking unconditional offers for the freehold interest in the site by way of informal tender.

Offers are sought by Sheldon Bosley Knight no later than noon Thursday, April 4, 2024 via email to Charles Davis.

Our client reserves the right not to accept the highest or any offer received.

DATA ROOM

An online Data Room is available containing all relevant planning, legal, and further technical information. Available on request.

VIEWING

The property is visible from the roadside. Please contact Sheldon Bosley Knight for a viewing which will be by appointment only.

CONTACTS

CHARLES DAVIS

charles.davis@sheldonbosleyknight.co.uk

SUBJECT TO CONTRACT - February 2024

