





# Property Description

Sheldon Bosley Knight and Rosconn Strategic Land are delighted to bring to the market this unique Custom Build opportunity. Outline Planning has been granted at appeal under reference 21/01197/OUT for the development of 17 new homes. Further information can be found via the Dataroom, with access available upon request.

The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) gives developers the opportunity to build a home where the future plot purchaser has primary input into its design and layout. This allows the Developer and future plot purchasers the opportunity to design and build new homes therefore creating a bespoke product on individual plots ( whilst meeting the requirements of the Design Code approved under the outline planning application)

The site is located in Alderminster, Stratford-upon-Avon and stands at approximately 8.38 acres.

Rosconn Strategic Land have secured the outline planning consent via a promotion agreement and this site forms the Phase 2 development with Phase 1 being delivered and completed by Barwood Homes.

For more information, please do not hesitate to call.







# Key Features

- Unique opportunity to design and build a custom build development.
- Outline Planning Permission granted under reference 21/O1197/OUT.
- For Sale as as whole.
- Prime South Warwickshire Village
- Freehold
- Stratford District Council
- Viewings strictly by appointment
- Data Room available

## LEGEND

- PLOT BOUNDARY**  
Plot area
- BUILD AREA**  
No element of the built form shall exceed this line
- FRONTAGE LINE**  
No built form must exceed this line
- REAR BUILDING LINE**  
No built form must exceed this line

*Note: This does not preclude subsequent rear extensions beyond the rear building line as allowed under permitted development rights or by a separate planning permission.*



### Location

Alderminster is a rural South Warwickshire Village set in the countryside between Shipston-on-Stour and Stratford-upon-Avon. The picturesque village is described as the gateway to The Cotswolds. The village boast The Bell Inn, a multi award-winning country pub. The village has retained its rural character and successfully blends the old with the new. The Village is also blessed to be served by strong road networks offering easy connections to Stratford-upon-Avon, Leamington Spa, Warwick, The Cotswolds and M40. There are nearby railway stations at Moreton-in-marsh, Banbury and Warwick Parkway.

### Access and Services

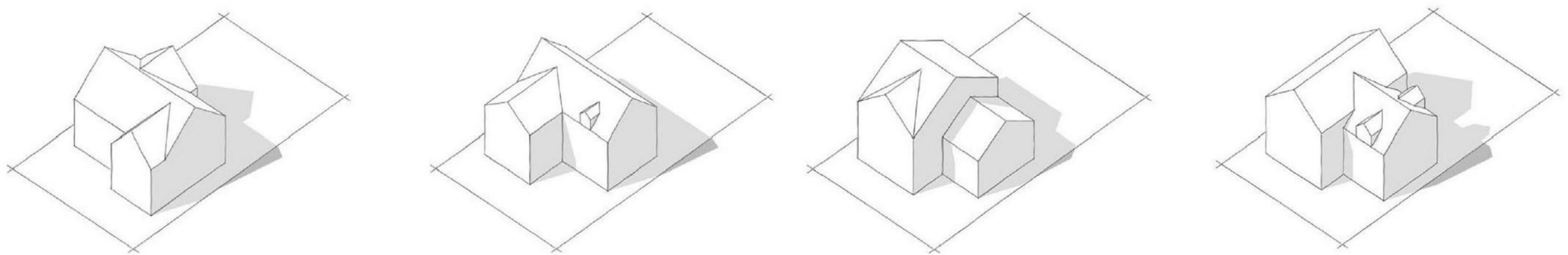
The Development will be accessed via Skylark Road, through the Phase 1 Development. With the access being delivered by the purchaser. Rights to connect into services have been retained. Services will need to be delivered by the purchaser with each Plot requiring access to foul and surface water drainage, water, electricity and telecommunications. As part of the outline planning permission a temporary construction access has been approved via a farm track which connects into Shipston Road. Further information on access and services can be found in the data room.

### Design Code

The design code is available to any party who registers their interest in a plot with Sheldon Bosley Knight.

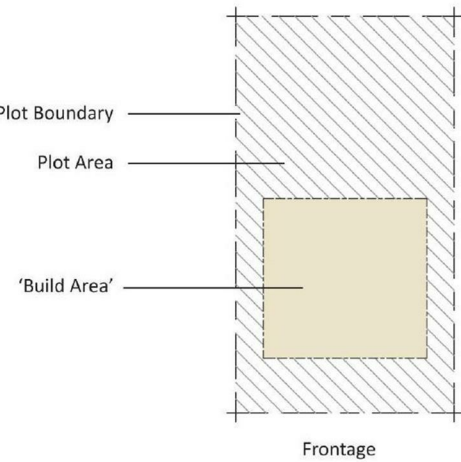
### Data Room Documents

1. Planning information and reports (including decision notice, Section 106 etc.).
2. Ground investigation.
3. Legal note including rights of access over construction access (including Barwood transfer).
4. Access and Services information including searches if available.
5. Topographical survey.
6. Drainage information strategy.



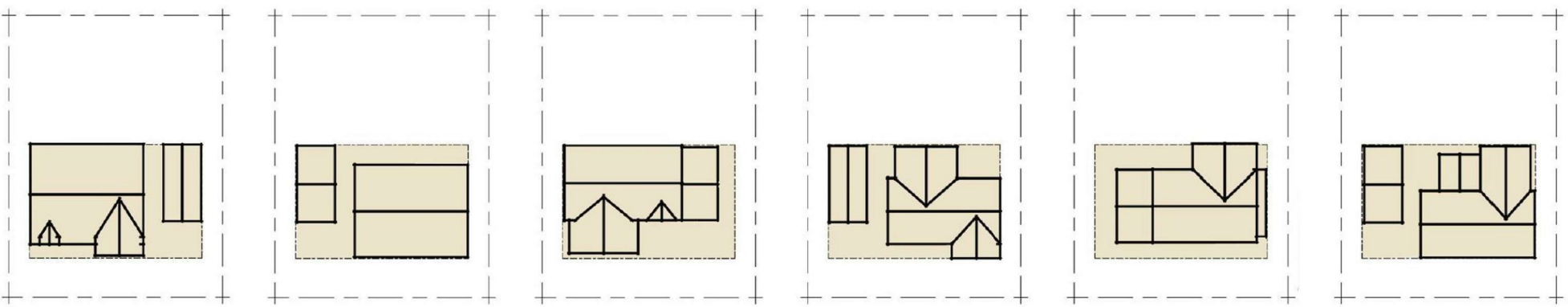
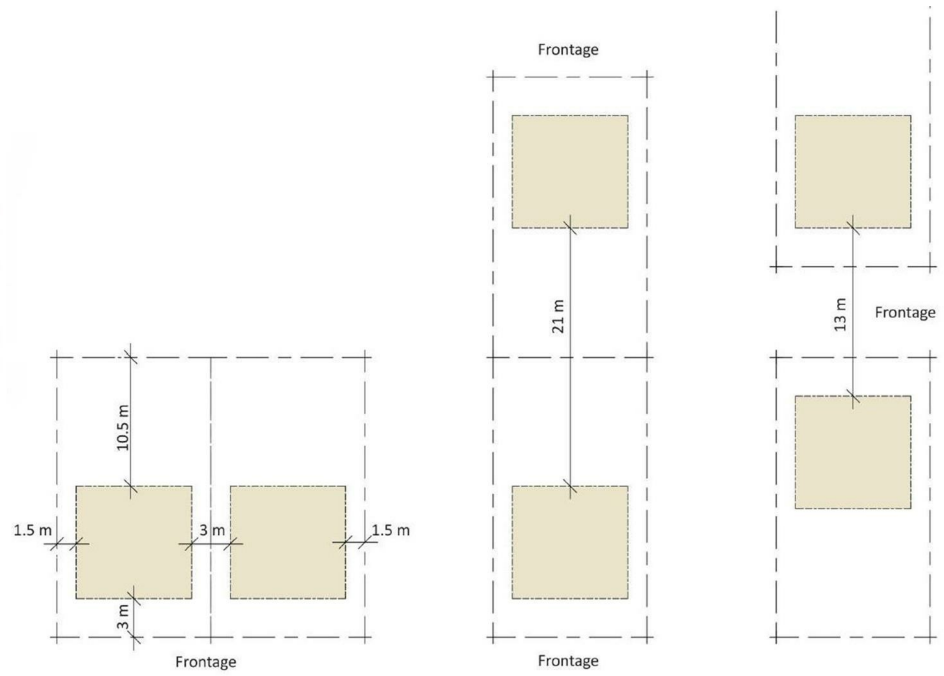
Potential built forms and massing





# Build Area

- 3.3 Each dwelling shall be designed such that the built form only occupies land within the 'build area' shown on the Parameters Plan. This will stop over-development and ensure that buildings follow the overall strategy of the wider site.
- 3.4 The maximum size of each dwelling's footprint is specific to the plot area and dependent on the size and location of each plot within the site layout.



Potential plot footprints and built forms within 'build areas'









Tenure - Freehold

For further enquiries please contact:

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# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

NEW  
HOMES

BLOCK  
MANAGEMENT

RURAL



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