



Peter Clarke

Building Plot adj Bonnyton, Wolverton, Stratford upon Avon, CV37 0HF

Offers Over £345,000

- Planning permission for the erection of a superb detached Local Market residence
- Offering two bedrooms, two reception rooms and a substantial home office on the first floor
- Stylish design
- Double garage
- Beautiful and established plot
- Planning reference 20/02423/FUL.



A single building plot with planning permission for the erection of a superb detached Local Market residence offering two bedrooms, two reception rooms and a substantial home office on the first floor. Of a stylish design, the property will stand in the beautiful, mature and established plot of 0.4 acres, and include a double garage. Planning reference 20/02423/FUL. LOCAL MARKET SECTION 106 CONDITION FOR RE-SALE.

WOLVERTON

is a charming small Warwickshire village set amidst delightful rolling countryside, lying approximately midway between Claverdon and Snitterfield, the latter offering good local facilities and approximately 6 miles from Stratford Town Centre. In addition, Warwick is readily accessible whilst junction 15 of the M40 motorway and Warwick Parkway Station are both located within 15 minutes drive

PLANNING

There is planning permission for the erection of one local market dwelling and all associated works, under Stratford on Avon District Council planning reference 20/02423/FUL. The Gross Internal Area is 228m²/2,454sqft including garaging.

TENURE

The site is understood to be freehold although we have not seen evidence, with vacant possession upon completion.

SERVICES

We are informed some services adjoin the site, location and connection in any event will be the purchasers responsibility. Easements and wayleaves in place.

RIGHTS OF WAY

The plot 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.

BOUNDARIES

The boundary fence between Bonnyton and the plot is to be the responsibility of the purchaser, style and height to be by mutual agreement.

COMMUNITY INFRASTRUCTURE LEVY

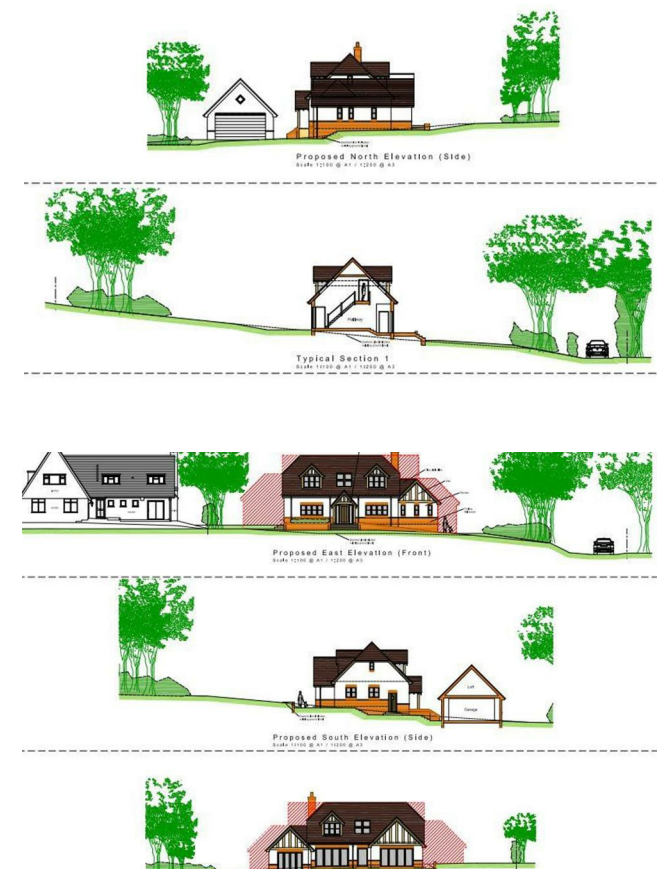
The purchaser is to be responsible for any CIL and should satisfy themselves in this respect before proceeding

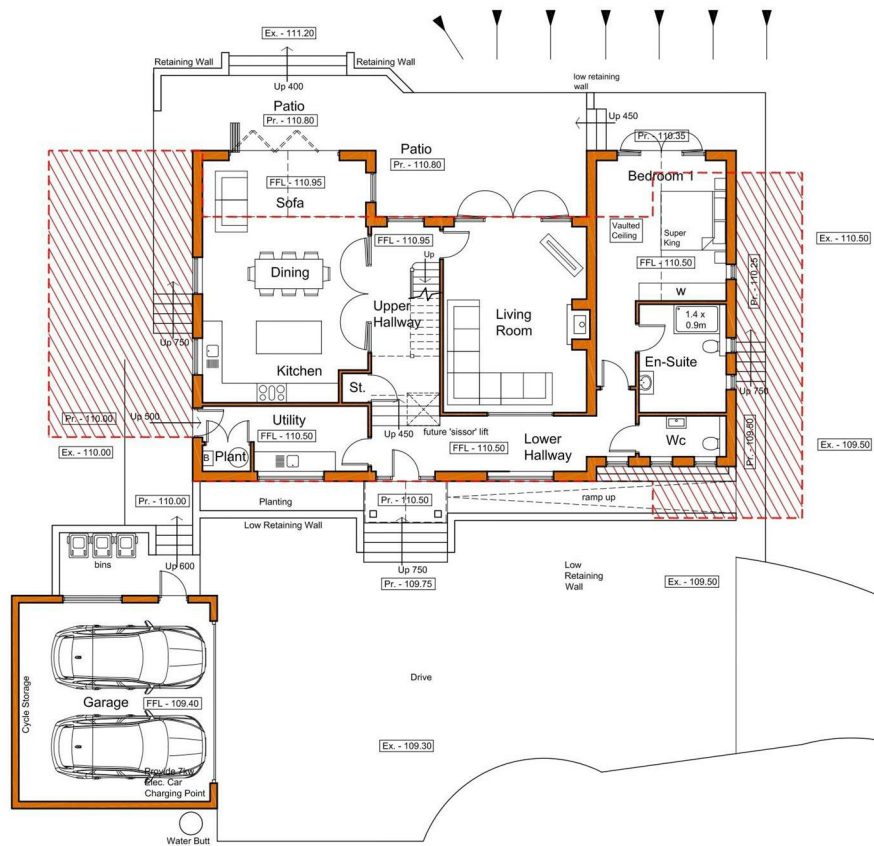
PHOTOGRAPHS

Please note photographs were taken in Summer 2020.

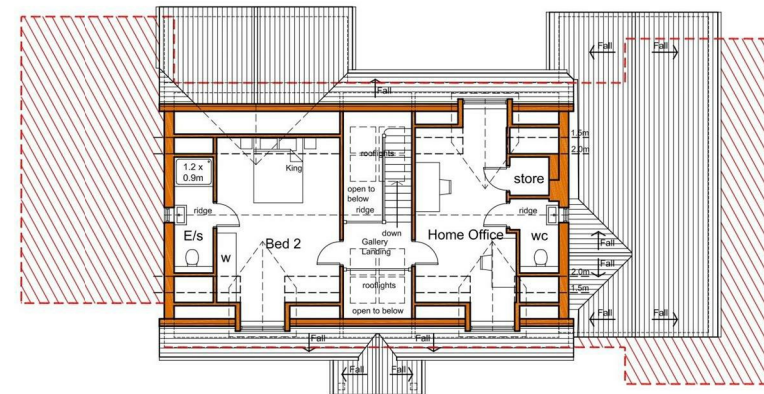
VIEWING

By Prior Appointment with the Selling Agents.
Peter Turner, Land and Development Manager
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Tel 01926 695585 Mobile 07384 811812





Proposed Ground Floor Plan
Scale 1:100 @ A1 / 1:200 @ A3



Proposed First Floor Plan
Scale 1:100 @ A1 / 1:200 @ A3





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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