



EARLES
TRUSTED SINCE 1935



**Building Plot at Station House,
High Street, Broom, Nr. Alcester, Warwickshire, B50 4HN**

**By Auction
Guide Price £350,000**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

A superb opportunity to purchase this development site, which totals 2.02 acres and has planning approval for a detached 4-bedroomed residential dwelling. The site is situated within a rural setting, located just off the High Street in the picturesque village of Broom, and is conveniently located for Alcester, Bidford-on-Avon, Evesham and Stratford-upon-Avon. The M5, M40 and M42 are also easily accessible. It should be noted that the caravans and containers are not included in the sale, but may be available upon separate negotiation.



Planning

Planning permission has been granted, under the application number 20/00547/OUT, for a single residential dwelling with all matters reserved (except access). There are various conditions attached to the permission and prospective purchasers should make themselves aware of these conditions prior to bidding. A copy of the conditions can be viewed on the Stratford-on-Avon District Council website (www.stratford.gov.uk).

Services

Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability, or otherwise, of services, but the Agents believe that a water supply is connected and a mains electricity supply is in place which is ready to be connected to the property, subject to the necessary utility company regulations.

Authorities

Stratford-on-Avon District Council - www.stratford.gov.uk
Warwickshire County Council - www.warwickshire.gov.uk
Severn Trent Water - www.stwater.co.uk
Western Power Distribution - www.westernpower.co.uk

Tenure and Possession

The property is Freehold and vacant possession.

Rights of Way and Easements

The land is subject to all rights of way and easements that may exist.

Boundaries and Timber

All growing timber is included in the sale. The ownership of boundaries (where known) is delineated by an inward facing “T” mark.

Sporting and Mineral Rights

Sporting and mineral rights where owned are included in the sale of the Freehold.

Plans

Plans shown are for identification purposes only.

Viewings

Strictly by prior appointment with Earles (01564 794 343).

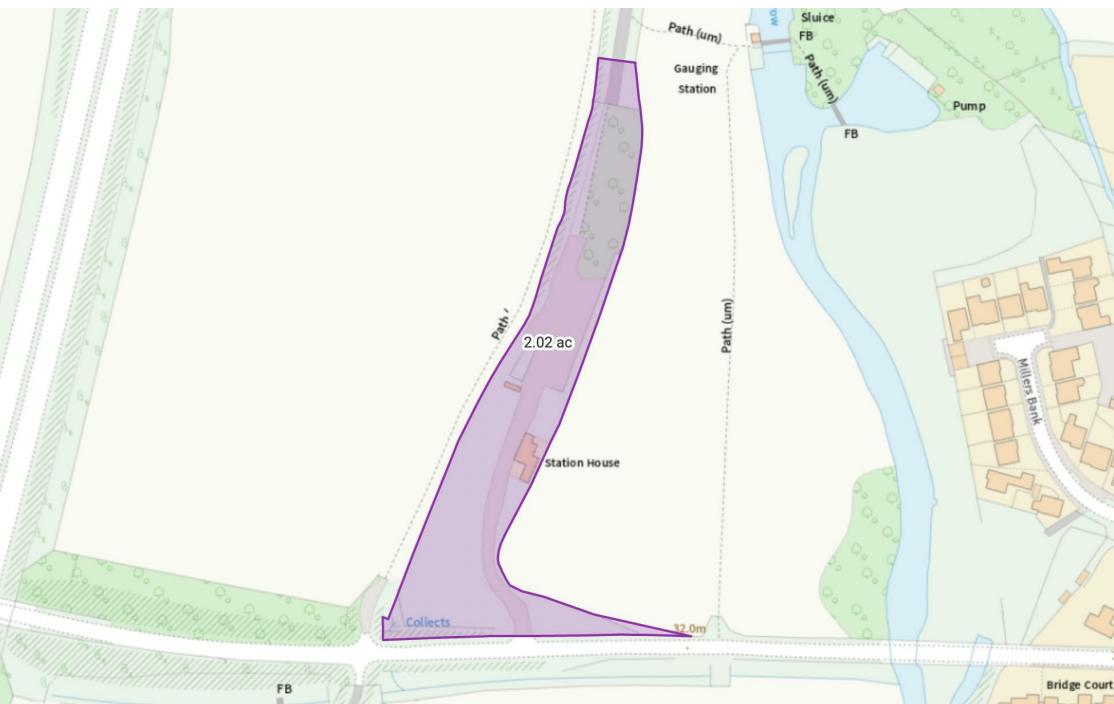
Vendor's Solicitors

Hall Reynolds Solicitors
18 High Street
Bidford-on-Avon
B50 4BU

Acting: Kate Taylor
Email: katie.taylor@hallreynolds.co.uk
Telephone: 01789 772 955

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In accordance with Condition 2 of Notice of Decision dated 19th August 2020 Reference No. 20/00547/OUT

HEREBY GIVE YOU NOTICE that the details are APPROVED for the following development, namely:-

Reserved matters (appearance, landscaping, layout, and scale) pursuant to outline permission 20/00547/OUT for the erection of a single dwelling

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

1. The development hereby approved shall be carried out in accordance with the following plans and drawings:

Drawing no. 1001 102 Proposed Elevations and Floor Plans

Drawing no. 1001 001A Proposed Site Plan

Drawing no. 1001 101A Site Location Plan

Reason: To define the permission and to ensure that the development meets the design quality and environmental requirements of Policy CS.9 of the Stratford-on-Avon District Core Strategy 2011-2031.

Case Officer: Zoya Zulfiqar
Reference No. 21/01912/REM

