

# STRATEGIC LAND

## Napton Road, Stockton

Site Area: Approximately 4.35 acres (1.76 Ha)

**BK** Bruton Knowles

est. 1862



Plan is indicative and not to scale



# Strategic Land

Approximately 4.35 acres (1.76 Ha)



## LOCATION

The Land is situated south of Napton Road and north of Stockton village within the Stratford-on-Avon District Council boundary. The A426 is situated north west of the village and consequently access is readily available to Southam, Dunchurch and Rugby. Stockton is also conveniently situated with good access to a number of towns including Banbury, Coventry, Leamington Spa and Warwick.

Stockton is a thriving settlement with local amenities including:-

- School for infant and junior years.
- Very well supported football and cricket club.
- Post office.
- Public houses.
- Various clubs including the Petanque Club.

## DESCRIPTION

Currently an open field, sloping to the south east with a mixture of well defined boundaries. Adjacent uses are predominantly residential with an additional area of open land to the north west.

A public footpath and part of the Millenium Way passes to the south of the land (the footpath runs in a north-west to south-easterly direction) as well as providing a link to the centre of Stockton along Mount Pleasant Close.

## PLANNING

Stratford-on-Avon and Warwick District Councils have agreed to prepare a new Local Plan for South Warwickshire, and this will replace the adopted Core Strategy in due course. The South Warwickshire Local Plan (SWLP) will set out the long-term spatial strategy and development principles for the area to 2050 and is expected to be adopted by the end of 2025.

The Land is currently Open Countryside within the adopted Stratford District Local Plan and does not have any site specific policy constraints. A planning application, reference 13/02573/FUL, for residential development comprising 46 dwellings, site infrastructure, landscaping and new access arrangements gained off Napton Road was refused on 25/04/2014 and subsequently went to appeal, reference APP/J3720/A/14/2219604, the appeal was dismissed on 17/06/2015.

The reasons for the refusal are considered capable of being resolved with additional technical work

The planning and appeal documents are available on Stratford-on-Avon District Council, online planning register.

The planning department can be contacted on 01789 260303 or 01789 260304, should you have any planning related queries.

## TERMS

The Land is available for promotion via an Option or Promotion Agreement. Interested parties are invited to submit terms as follows:

- Percentage - discount/share of proceeds.
- Term of agreement/Longstop.
- Any deductible costs and caps.
- Minimum price per gross acre.
- Premium to landowner.
- Payment of landowner legal and agent fees.

## OFFERS

Offers should be submitted by post or email to:  
[ian.mercer@brutonknowles.co.uk](mailto:ian.mercer@brutonknowles.co.uk) (Tel: 07803 022355)

To register your interest please email:  
[Julie.mills@brutonknowles.co.uk](mailto:Julie.mills@brutonknowles.co.uk) (Tel: 0121 200 1100)

## VIEWING

Viewing by prior appointment only.

## DATA ROOM

Please contact [julie.mills@brutonknowles.co.uk](mailto:julie.mills@brutonknowles.co.uk) to register interest and obtain password access to the data room.

## SUBJECT TO CONTRACT

**November 2022**

**Regulatory** - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.





## CONTACT

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