

An aerial photograph of a residential neighborhood. A large, irregularly shaped plot of land is outlined in red. This plot is mostly green and appears to be a field or undeveloped area, situated between a row of houses on the left and a larger residential block on the right. To the left of the red-outlined area is a large, open green field with white markings, possibly a sports field. The surrounding area is densely packed with houses, streets, and trees. The overall scene is a typical suburban residential development.

Peter Clarke

Land off Knights Lane, Tiddington, Stratford-upon-Avon, CV37 7BY

DESCRIPTION

This is a site of approximately 0.64 acres (0.26 ha) with pedestrian access from Knights Lane with a width of approximately 2.7m. The site is bounded by housing within a predominantly residential neighbourhood.

PLANNING

The site falls within the jurisdiction of Stratford-on-Avon District Council. The Development Plan for Stratford-on-Avon consists of the saved policies within the District Local Plan. The site in the context of this plan is identified as "white land" meaning the site is not identified or allocated for any specific type of development.

Interested parties should make their own enquiries to Stratford-on-Avon District Council to satisfy themselves as to the present planning position.

SERVICES

There are no services available to the site. Interested parties are to make their own enquiries and satisfy themselves before entering a contract to purchase.

LOCATION

Tiddington is a popular village lying south of the river approximately 1.7 miles (2.7 km) from the centre of Stratford-upon-Avon. Good local facilities in the village of Tiddington include shops, grocer / delicatessen, post office, restaurants, primary schools and public houses. Transport links are provided by road, rail and bus. Junction 15 of the M40 is 7 miles (11 km) away, connecting London and Birmingham. The nearest railway station is Stratford-upon-Avon.

TENURE

Offers are invited for the freehold interest with vacant possession under title number: WK455729. The site has a restrictive covenant dating from 1957 in respect of which there is an indemnity policy. There are two licence agreements dating from 1998 which can be terminated in writing within one month's notice.

RIGHTS OF WAY

The site 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. The vendors are not aware of any rights of way to the best of their knowledge.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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.

OVERAGE CLAUSE

The site will be sold with a 25% overage clause, triggered by any successful planning permission.

BASIS OF DISPOSAL

Offers are invited by 12pm on Thursday 2nd September 2021. Please make all offers in writing to Peter Turner by email pturner@peterclarke.co.uk

For further information, contact:

Peter Turner
Land & Development Manager
Direct Dial: 01926 695 585 Mobile: 07384 811 812

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