



MILL LANE, KINETON

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PROPERTY · SALES · LETTINGS · MANAGEMENT

**DEVELOPMENT SITE
 OLD MILL HOUSE
 MILL LANE
 KINETON
 WARWICKSHIRE
 CV35 0LA**

11 miles to Stratford-upon-Avon & Banbury
 11 miles to Warwick and Leamington Spa
 3.5 miles to Junction 12 of the M40 motorway at Gaydon

**A CENTRAL VILLAGE DEVELOPMENT
 OPPORTUNITY TO REPLACE AN
 EXISTING DERELICT PROPERTY WITH
 THREE DETACHED HOMES**

- Planning Application Number 22/03530/FUL
- Demolition of existing dwelling and outbuildings, closure of existing vehicular access, erection of 3 dwellings, new vehicular accesses, new footway along part of Mill Lane and turning corner into Mill Crescent, and all associated works
- Date of Decision 3 May 2023
- Approximately 0.28 acre site

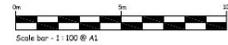
**VIEWING STRICTLY BY APPOINTMENT
 01926 640 498
 sales@colebrookseccombes.co.uk**



Ground Floor Plan



First Floor Plan



PROPOSED MILL LANE STREET SCENE ELEVATION



PROPOSED MILL CRESCENT STREET SCENE ELEVATION

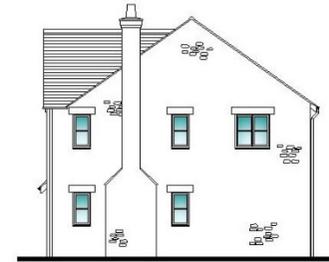
Kineton is a popular well served village with a number of shops for daily requirements including post office, general stores, bakers, pharmacy and butchers. Also within the village; a Parish Church, Roman Catholic and Methodist Churches, doctors' surgery, public house, sports club, primary and secondary schools.

The village enjoys a close, active community with families, professionals and second home owners, drawn to the village with its facilities, café's, and restaurants. The surrounding countryside offers walking, cycling and riding. The Cotswold Hills lie to the South and nearby Stratford upon Avon, Banbury, Leamington Spa and Warwick offer a wide range of shopping facilities and supermarkets.

Description Planning permission has been granted for the demolition of a derelict existing dwelling and the construction of three detached two storey residential properties of approximately 1693 square feet (157.3 metres square) each.

Two properties are to be stone faced under natural slate roofs and one property is to be red brick faced under clay plain tiles. All three properties will enjoy South facing rear gardens.

The site fronts onto a green space with mature trees and is within easy walking distance of the village facilities.





GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are understood to be connected to the property.

Council Tax

Payable to Stratford District Council.

Properties to be assessed

Energy Performance Certificate

Property is scheduled for demolition

Planning Permission

Planning Application No. 22/03530/FUL

Directions

CV35 0LA

From the village centre proceed East along Banbury Street taking the turning on the left into Mill Lane. Proceed up the hill taking the next left along Mill Lane and the property will be found on the left-hand side opposite the green identified by our For Sale board.

What3Words

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IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

CS 2112/12.06.2023

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