



Peter Clarke

Hastings House, Kineton Road, Wellesbourne, Warwick, CV35 9NF

£600,000

- A well located development site close to the village centre with detailed planning permission for the construction of four four-bedroom houses.
- Total gross internal floor area 5222 sq.ft. (485.13 sq.m.) plus garaging.
- Site cleared.



**WELLESBOURNE** is a large village conveniently situated approximately 6 miles equidistant from the historic towns of Stratford upon Avon, Warwick and Leamington Spa. Wide range of local amenities within the village include a variety of shops, Co-Op, Churches, Library, Post Office, Medical Centre, Dentist, Garages, Local Inns and primary/junior school. Access to the M40 motorway and the Midlands Motorway network is from Junction 15 at Longbridge, approximately 4 miles away together with Warwick Parkway railway station with regular trains to London Marylebone and more local services.

The site fronts the Kineton Road in the centre of the village at its junction with School Road, opposite the library.

**DESCRIPTION** Formerly the Doctors Surgery, the site has been cleared and is now enclosed by close boarded fencing.

Benefiting from a detailed consent for the construction of four properties comprising two four-bedroom detached houses with single garages and a pair of four-bedroom semi-detached houses. Whilst the site is also bordered by School Road, it will have vehicular access from Kineton Road.

**PLANNING** There is a detailed planning consent Ref: 16/03500/FUL dated 2nd March 2017 for the demolition of the existing medical centre and construction of 4 x 4-bed dwellings with associated access and parking. A CGI of the proposed houses is shown, together with the floor plans. Please note that all measurements are indicative and may vary according to build specification.

**Plot 1** Four bedroom detached house with single garage 1271 sq.ft. (118.07 sq.m.)

**Plot 2** Four bedroom semi-detached house with parking 1317 sq.ft. (122.35 sq.m.)

**Plot 3** Four bedroom semi-detached house with parking 1317 sq.ft. (122.35 sq.m.)

**Plot 4** Four bedroom detached house with single garage 1317 sq.ft. (122.35 sq.m.)

**Total Gross Internal Floor Area 5222 sq.ft. (485.13 sq.m.) plus garaging**



**BASIS OF SALE** The site is offered at a price of £600,000.

**FURTHER INFORMATION** Additional information is available electronically and includes:

- \* Original Planning Consent
- \* Copy of Planning Discharge
- \* Location Plan
- \* Site Layout Plan
- \* Floor Plans and Elevations

## GENERAL INFORMATION

**TENURE** The site is to be sold freehold with vacant possession upon completion.

**SERVICES** Purchasers are to make their own enquiries as regards provision of services.

**RIGHTS OF WAY** The property 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.

**DIRECTIONS:** The property's postcode is CV35 9NF. When heading into Wellesbourne from Kineton direction, the site is located on your left hand side as you approach the village centre, just before the library and the parade of shops, identified by the agent's For Sale board.

**VIEWING:** By Prior Appointment with the Selling Agents.

## REGULATED BY RICS

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