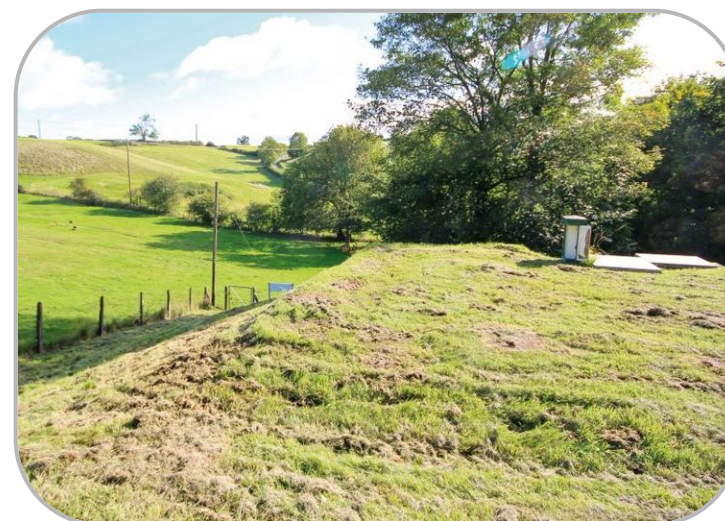


POTENTIAL DEVELOPMENT SITE

Great Alne Reservoir, Off Park Lane, Great Alne, B49 6HS



- Land for Sale with great development potential (subject to planning)
- Located in the highly sought after village of Great Alne
- Site area: 0.12 acres (0.49 hectares)
- Close to range of excellent schools and amenities



FOR SALE

9 Grove Business Park
Atherstone on Stour
Stratford upon Avon
CV37 8DX



T: 01789 298 006

www.dobson-grey.co.uk

LOCATION

The site is situated in Great Alne Village only 2 miles East of Alcester. Alcester is known for its Grammar School and other excellent education establishments such as St Benedict's High School and Tudor Grange Primary School. The town benefits from a Waitrose supermarket and many shops. This bustling market town includes many idyllic tearooms and coffee shops. It also benefits from small boutiques. There are also important amenities such as a pharmacy, banks and Post Office. Great Alne village has a Primary School, Church, Village Hall, and new Cricket Clubhouse providing an opportunity to get involved with many Village social events. The site itself is surrounded by beautiful countryside which gives picturesque views.

No more than 6 miles away is the historic town of Henley in Arden; with great transport links including a railway station with lines to Birmingham and Stratford upon Avon. Henley in Arden also has three primary schools and Warwickshire college. The idyllic town of Henley in Arden hosts many local pubs, restaurants and other amenities making it a well rounded town with lots to offer. *Grid Reference: SP117601*

It is perfectly positioned to take advantage of the benefits that Maudslay Park offer to permissive dog walking paths, and coming soon a shop close to the entrance gate, a fitness centre and swimming pool.

DOBSON GREY



February 2018

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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection and make their own enquiries with the necessary authorities that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice. All prices quoted are exclusive of VAT.
5. The vendor reserves the right not to accept the highest, or any offer made.

Whilst we endeavour to make our particulars accurate and reliable, if there are any points which are of particular importance to you please contact Dobson-Grey and we will be pleased to check the information with the Seller(s)/Lessor(s), particularly if you are travelling some distance to view the property.

A copy of the Property Misdescriptions Act 1991 can be found online by following the following link: http://www.opsi.gov.uk/acts/cacts1991/ukpga_19910029_en_1.htm

SITE DESCRIPTION

The property comprises a roughly rectangular parcel of land including a former covered reservoir, in an elevated position with views.

The site is situated at the head of Park Lane, at the entrance to Alne Park, adjacent to a foot path. *There are no formal rights of way to this site.*



PLANNING

The site is located in the Green Belt.



Map showing Public Footpath AL103 running adjacent to the site.

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SUBTERRANEAN/ UNDERGROUND STRUCTURE

We are informed by the vendor that the subterranean structure of the former reservoir extends to circa 800 sq ft. All viewings should be accompanied due to Health and Safety concerns in respect of falling from height. Further enquiries regarding potential conversion of this underground structure into residential should be directed to Stratford District Council Planning Department. Please note the site is located in the Green Belt and the Core Strategy guidance will apply to development in the Green Belt. This can be found at Section 4 <https://www.stratford.gov.uk/templates/server/document-relay.cfm?doc=173518&name=SDC%20CORE%20STRATEGY%202011%202031%20July%202016.pdf>

ACCOMMODATION

The reservoir has been measured on a Gross Internal Area basis in accordance with the RICS Property Measurement guidance (1st edition) and provides the following accommodation:

Reservoir Chamber 1: 36 sq m (387 sq ft)
Chamber 2: 37.2 sq m (400 sq ft)

Clear Internal Height is 3.3 metres



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LEGAL

The site is to be sold freehold as a whole. Further information on title is available in the Information Pack.

The property is available freehold but is subject to an overage agreement which requires the vendor to pass 50% of the proceeds of any offer/purchase back to Severn Trent where there is a Planning Application and an uplift in value. This title restriction runs for 60 years. A copy of the overage agreement along with the Local Searches and information on Wayleaves received from Severn Trent can be found in the Information Pack.

Parties are advised to obtain their own legal advice on the contents therein.

SERVICES

This site does not currently have any services.

INFORMATION PACK

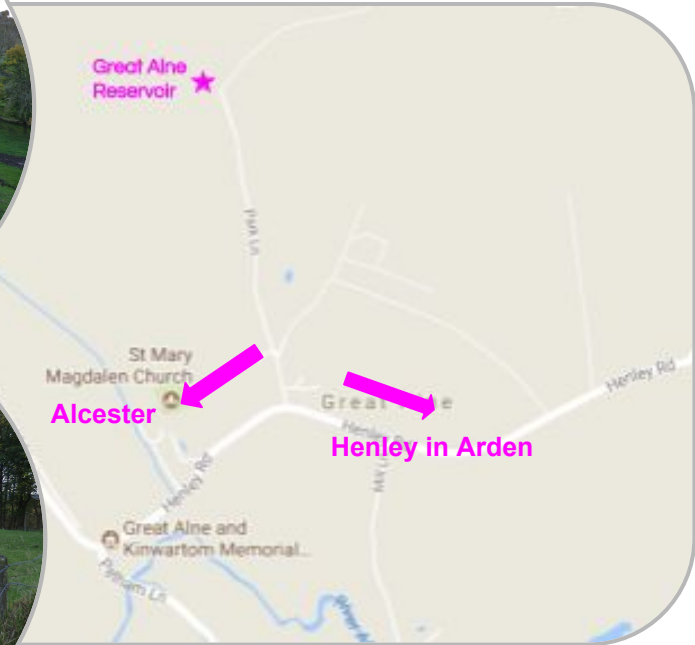
An information pack is available containing further information by following this link: [Great Alne Reservoir Information Pack](#)

GUIDE PRICE

£45,000.00

VIEWING

All viewing to be strictly by prior appointment please contact Keri Dobson or Hattie Matthews via telephone 01789 298006 or email kdobson@dobson-grey.co.uk or hmatthews@dobson-grey.co.uk who can arrange a viewing of the site.



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