

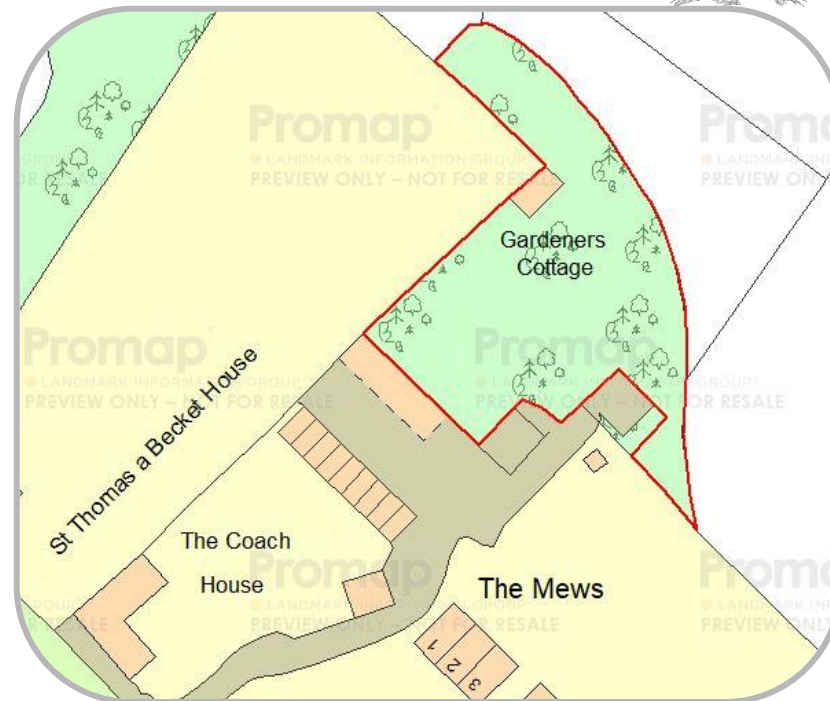
REDUCED PRICE - DEVELOPMENT LAND FOR SALE

**Gardeners Cottage, Ettington Grange, Stratford Road, Ettington,
Stratford-upon-Avon, CV37 7NU**

- Land for Sale with full planning permission for a beautifully designed 4 bed dwelling (approximately 225 sq m / 2,422 sq ft)
- Located in the highly sought after village of Ettington
- Situated within a walled garden with spectacular views of Warwickshire
- Site area: approximately 0.166 hectares (0.411 acres)
- Close to range of excellent schools and amenities



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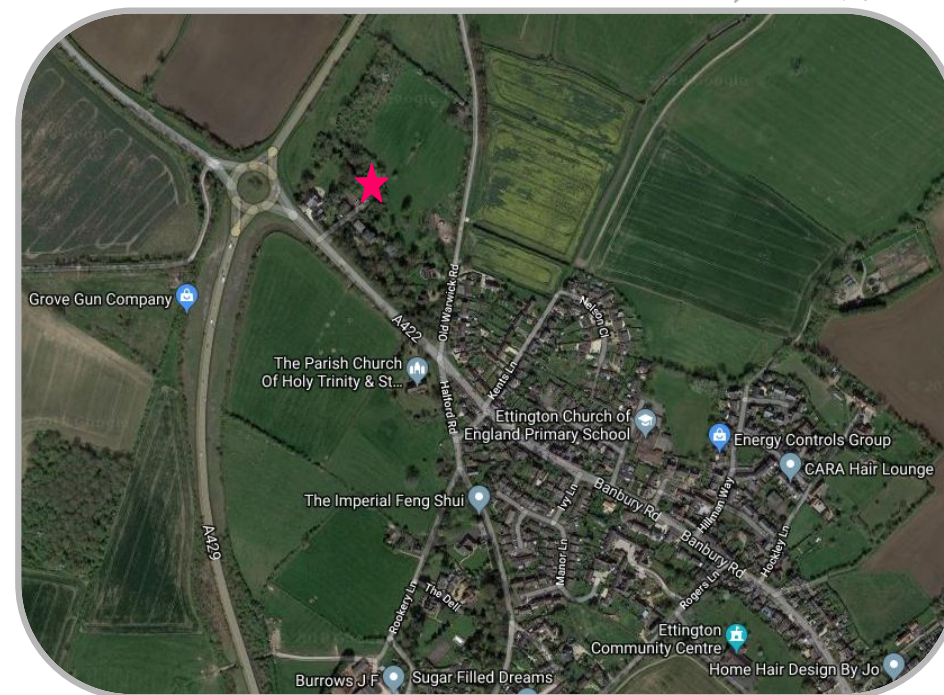
www.dobson-grey.co.uk

LOCATION

The site is situated off the A422 in Ettington approximately 5.5 Miles to the south east of Stratford-upon-Avon. Ettington is a sizable settlement and local amenities include a shop with a post office, a primary school, community centre, public house with restaurant, children's playground, tennis courts and playing fields, church and an hotel with conference centre. The village is also well served by regular bus services.

The subject site lies within the northwestern part of the village, adjacent to existing residential development and is not within a designated Conservation Area. Access to the subject site is by the existing private driveway which is to the rear of The Coach House and behind the parking/garage court serving the neighbouring residential properties.

To the southwest of the site, St Thomas A Becket house with extensive grounds extending to the west boundary, the tower of the former church of St Thomas A Becket is Grade II listed building, which has been renovated and extended the rear to form a modern detached dwelling house. Another dwelling also positioned to the south west of the site is The Coach House. Situated to the south of the site there are three mews dwellings and the three storey Ettington Grange. The Grange has been converted into six apartments and stands in extensive grounds to the front and rear side. Located further afield to the south east of the site there are two substantial detached dwellings. The site has views of the open countryside to the North East boundary.



July 2019

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- A copy of the Property Misdescriptions Act 1991 can be found online by following the following link: http://www.opsi.gov.uk/acts/acts1991/Ukpga_19910029_en_1.htm

SITE DESCRIPTION

Gardeners Cottage comprises a greenfield site which extends to a site area of approximately 0.166 hectares (0.411 acres). The site has a shared access directly from the Banbury Road. It is a relatively flat piece of land, with slope to the northeastern boundary positioned within a partially walled garden. The site is well sheltered and is not disturbed by traffic noise. The proposed dwelling will look out onto open fields which create a picturesque setting.

PLANNING

The site is located within Stratford District Council for planning purposes. The site has full planning permission for a four bed dwelling with a garage, parking and turning area (17/00498/FUL) subject to conditions. The proposed dwelling was designed by Martin Smart, Chartered Architect of Hayward Smart Architects. Please refer to the Information Pack.

PLEASE NOTE

Interested parties should be aware that the dilapidated remains of the Gardeners Cottage remain and due to the site being overgrown with some debris (abandoned vehicle) and scaffolding equipment all viewings must be accompanied.

LEGAL

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

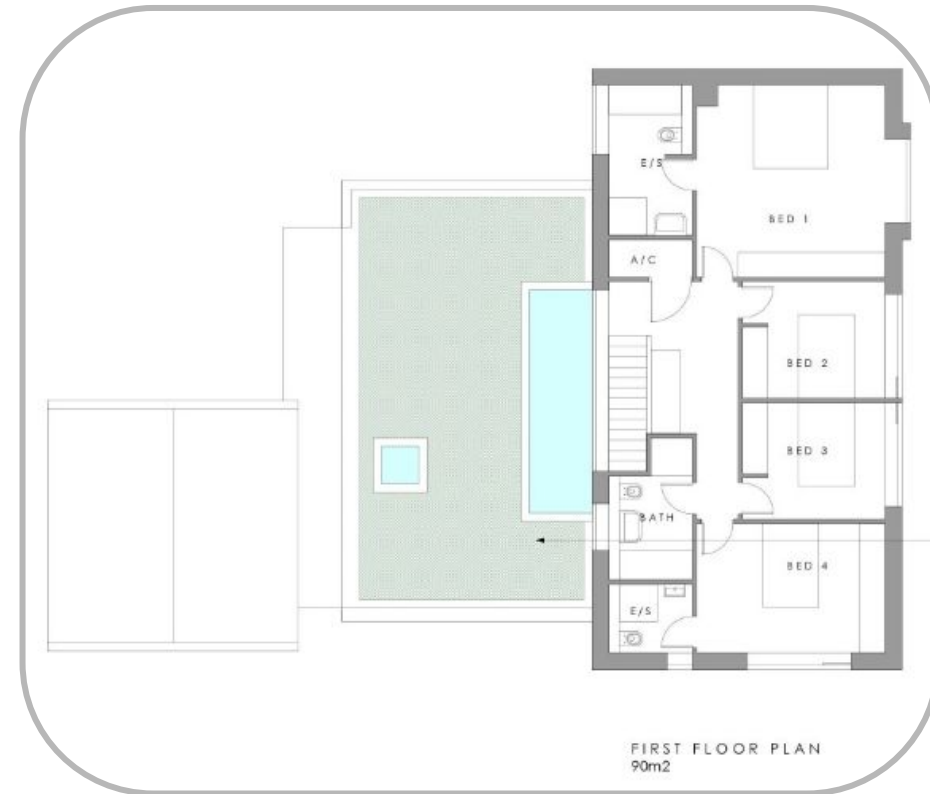
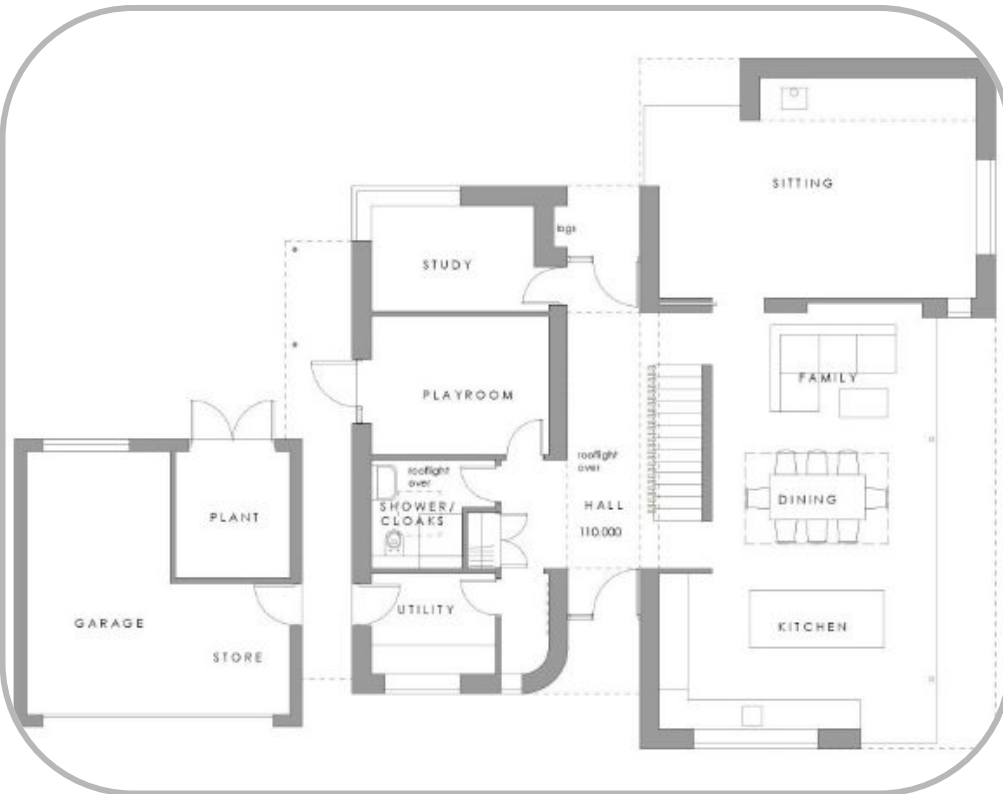


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Floor Plans



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Visuals

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DOBSON GREY



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SERVICES

The site currently has electricity and water available. We believe that it would be possible to connect telephone facilities to the surrounding residential lines. A connection to foul water sewage is available, connections are in the field to the rear.

INFORMATION PACK

An information pack is available containing further information by following this link:

[Gardeners Cottage Information Pack](#)

GUIDE PRICE

Offers are invited for the site in whole on an unconditional basis in excess of **£299,000** subject to contract only.

Please note that there is a percentage financial contribution towards the ongoing upkeep and cleaning of the shared private driveway, further information can be provided upon request. The shared driveway also has a 5 mph speed restriction proposed.

VIEWING

All viewings to be **strictly** by prior appointment and accompanied, please contact Keri Dobson via telephone 01789 298006/ 07771 997 320 or email kdobson@dobson-grey.co.uk to arrange a viewing of the site.

GETTING TO THE SITE - CV37 7NU

Driving from Stratford-upon-Avon towards Ettington village, the entrance to Gardeners Cottage is a single track, shared driveway on the left hand side immediately after St Thomas A Beckett House which is a landmark building fronting the roundabout on the Banbury road (A422). The driveway leads to residential buildings and a collection of garages/ carports; continue to the right hand side of the carports to the bottom of the driveway, there is a wooden brown fence with large gates, this is the entrance to the site.

****Please note that due to health and safety concerns we have a strong “no unaccompanied viewings” policy on this site.****



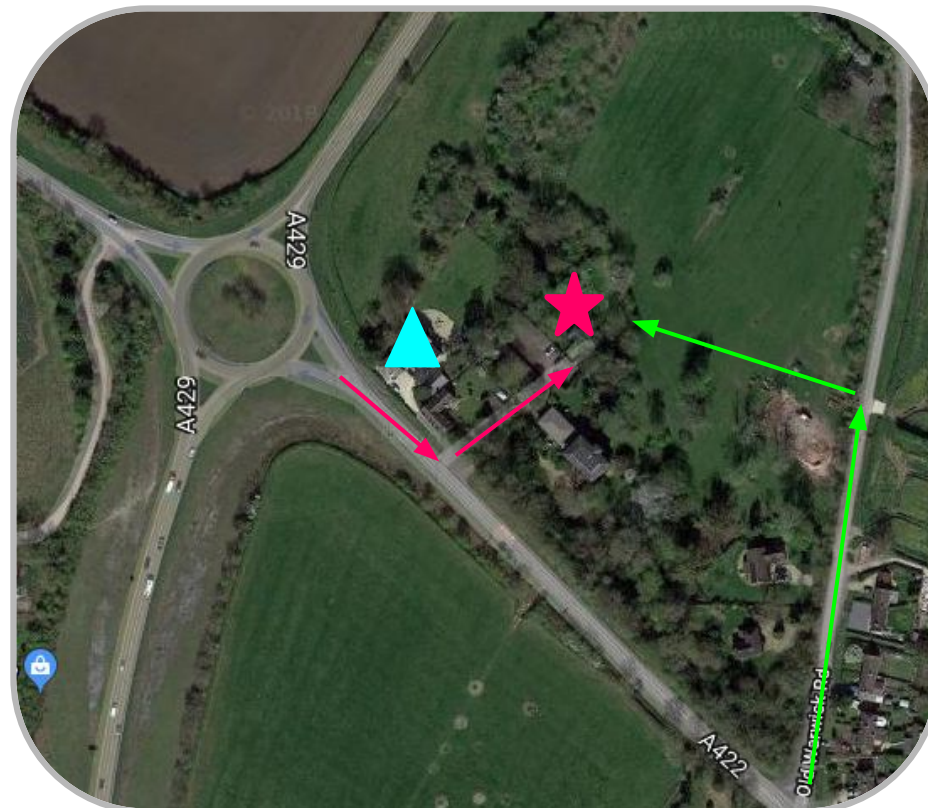
Gardeners Cottage



Sir Thomas A Becket House



Building works access



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