



DOBSON
GREY

FOR SALE

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**DEVELOPMENT OPPORTUNITY WITH OUTLINE PLANNING PERMISSION FOR SELF
BUILD PROPERTY (AVAILABLE FOR SALE AS A WHOLE OR IN PART)**

Four Acres, Salford Priors, Evesham, Worcestershire, WR11 8UU



Overview

Situated in the heart of the village of Salford Priors with a picturesque outlook over open fields, this property which has been occupied by the original owners for 67 years, provides a fantastic opportunity for developers, self builders and renovators.

Set back from the Evesham Road in the delightful village of Salford Priors, the property is accessed via a private tarmacadamed shared lane. The property comprises an existing part two, part single storey three bed detached dwelling with double garage set within substantial mature grounds of 0.34 hectares (0.841 acres) along with the benefit of planning permission for a 4-5 bed self build residence (Planning Ref:22/02053/OUT). The property benefits from generous driveway parking for 4 + cars and well stocked front and rear gardens with mature trees to the perimeter. The central passageway provides access into the garage and rear access to the house. There is a delightful picket fence separating the house from the adjoining field comprising 0.249 Hectares (0.615 acres). Within this plot is a large, timber storage area suitable for gardening equipment.

The accommodation comprises entrance hallway to dining room, living room and kitchen with larder and further ground floor accommodation comprising store, laundry and downstairs WC. With delightful details to the dining room including corner feature fireplace, large bay and picture windows. The triple aspect living room features a fireplace, and a patio door allowing an abundance of sunlight into the south facing room. The timber panelled stairs lead up to the first floor with three spacious bedrooms. The two bedrooms at the front of the property showcase picturesque views of the agricultural fields beyond. The rear bedroom displays fantastic views to the north west of the property of farmland. The family bathroom is in need of updating but comprises a double shower, WC, sink and towel rail. A well loved family home seeking a new lease of life!

Location

The site is situated off the Evesham Road within the village of Salford Priors in Warwickshire, approximately 11 miles from Stratford, 5 miles from Alcester and 6 miles from Evesham. The subject property fronts a single-track private access drive which serves the four existing dwellings located along its eastern side and joins the B439 road immediately after leaving the private track. Within a few minutes' walk of the Subject Property is the village pub (The Bell) and the parish church, with the village's shop/post office on School Road just over 0.5 miles away. Stratford to Evesham bus service X18 runs hourly along the B439 road and passes the end of the access drive. An open field is located to the southwest of the property on the opposite side of the drive, with a larger swathe of agricultural land to the north. Salford Priors Primary School is the closest school to the property just 0.5 miles away. Alcester Grammar School and Alcester Academy are approximately 6 miles away.



Total site area 0.34 hectares (0.841 acres)



Site Description

The property comprises a flat rectangular shaped site approximately 0.34 hectares (0.841 acres) in total. The Subject Property is occupied by a 3 bed dwelling with garage and is adjacent to residential dwellings to the east and north east, agricultural fields to the north west and scrubland to the south east.

FLOOR AREAS

The property has been measured in accordance with RICS Property Measurement, 2nd edition IPMS Residential 3C and the house has an internal floor area of 103.14 sq m (1110.17 sq ft). The double garage has an internal floor area of 31.72 sq m (341.45 sq ft). A full breakdown of room sizes and floor plan may be found within the **Data Room**.

Planning

The Property is located within Stratford District Council for planning purposes. The site has outline planning permission for "the erection of a detached self-build dwelling including elongation of existing private drive and other associated works with all matters reserved except access and layout" [22/02053/OUT]. The plot size of the self build measures to a size of 0.27 hectares (0.66 acres) Please refer to the **Data Room** for a copy of the Decision Notice and Planning Pack.

Services

We understand from the Vendor that full mains services are available in the access road and/or the main Evesham Road/Station Road. Interested parties should make their own enquiries. To the corner of the plot, on the northern boundary, is an electricity pole with right of access to remain. A copy of the Groundsure Utility Essentials Report can be found in the **Data Room**.

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Community Infrastructure Levy

Stratford upon Avon District Council do currently charge Community Infrastructure Levy some exemptions apply including self-build homes. Interested developers should make their own enquiries in this regard.

EPC & Data Room

The existing residential property has an EPC rating of 69 - C and a copy of such may be found in the **Data Room**.

Tenure

Freehold. Further information on title is available in the **Data Room**.

Value Added Tax (VAT)

We understand that the Vendor **has not** made an election in respect of VAT. We understand that supplies of land and buildings are normally exempt of VAT meaning no VAT is payable (HMRC VAT Notice 742A). However, should VAT be chargeable this will be payable in addition to the purchase price.

Rights of Way, Easement and Wayleaves

The Property is sold subject to all Rights of Way, Wayleaves and Easements whether or not they are defined in this brochure. Please note that there is a percentage financial contribution towards the ongoing upkeep and maintaining of the shared private driveway. Further information can be found within the **Data Room**.

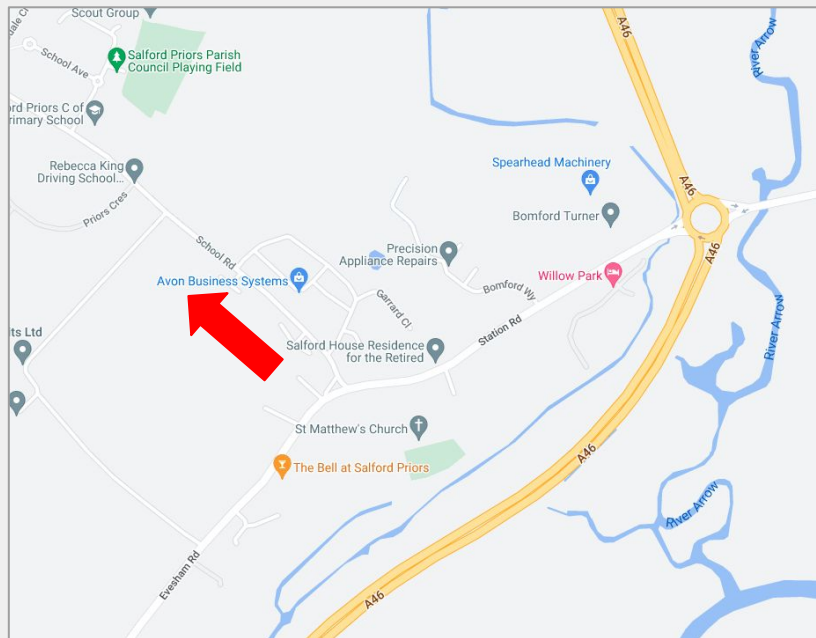
Method of Sale

Offers are invited for the site as a whole or in parts. Guide price for the existing house in isolation is offers in excess of £500,000 subject to contract only.

Combined guide price for the land and buildings in excess of £800,000 subject to contract only.

An overage applies and is detailed in the **Data Room** where additional dwellings are developed on the land.

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Getting to the site - WR11 8UU

Driving from Stratford-upon-Avon via Bidford-on-Avon cross the A46 roundabout into Salford Priors. Follow Station Road past the Church on the left. Drive past the school road turning on the right and you will see 2 thatched black and white cottages on the right. The drive to 'Four Acres' is on the right immediately after the cottage called Godiva Cottage.

Source: Google Maps

Viewings

All viewings to be **strictly** by prior appointment and accompanied, please contact Justine Holt or Harry Bennett via telephone 01789 298006 or email jholt@dobson-grey.co.uk or hbennett@dobson-grey.co.uk to arrange a viewing of the site.

Particulars prepared in November 2023.

SUBJECT TO CONTRACT

1. These particulars are not an offer or contract, not part of one. You should not rely on statements by Dobson Grey Land & Development Ltd in the particulars or by word of mouth or in writing ('information') as being 'actually accurate about the property, its condition or its value. Neither Dobson-Grey Land & Development Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Measurements etc: The photographs refer to elements/parts of the property as they appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only and should not be relied upon. If such details are fundamental to a purchase or tenancy, then the purchaser or tenant must rely on their own enquiries or those, which may be performed by their appointed advisers upon reasonable notification of Dobson Grey.
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 traveling 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/acts1991/Ukpga_19910029_en_1.htm