

Approved Opportunity - Front Elevation



DEVELOPMENT OPPORTUNITY, 39 NEW STREET, SHIPSTON ON STOUR

ESTATE AGENTS

39 NEW STREET SHIPSTON ON STOUR WARWICKSHIRE CV36 4EW

Situated about 6 miles from Moreton in Marsh, 11 miles from Stratford upon Avon, 15 miles from Warwick (and M40 junction 15) and Banbury (M40 at junction 11).

AN OUTSTANDING DEVELOPMENT OPPORTUNITY WITH AN APPROVED EXTANT DETAILED PLANNING PERMISSION TO CREATE THREE INDIVIDUAL PROPERTIES, EACH HAVING THEIR OWN GARDEN.

Unit 1 – 4 Bedrooms, 3 Bathrooms, 2 Reception Rooms & Kitchen. GIA about 150sqm/1615sqft.

Unit 2 – Bedroom, Bathroom & Open-Plan Living/Dining/Kitchen. GIA about 44sqm/474sqft.

Unit 3 – 3 Bedrooms, 2 Bathrooms, Living Room, Dining/Kitchen/Study. GIA about 92sqm/990sqft.

Viewing through Secombes Estate Agents, Shipston on Stour
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Shipston on Stour, a former market town, is situated in the undulating South Warwickshire countryside. The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population and a number of surrounding villages. There are grammar schools locally at Alcester and Stratford upon Avon. The larger centres of Stratford upon Avon, Banbury, Oxford, Warwick and Leamington Spa are accessible.

39 New Street is a wonderful and spacious family house fronting onto New Street a short distance to the south of the town centre.

The property offers an outstanding development opportunity with an approved extant detailed planning permission from Stratford on Avon District Council ref. no. 21/01628/VARY dated 4th May 2021 for conversion into three separate units.

Unit One extending in all to about 150sqm/1615sqft GIA.
Ground Floor: Entrance Hall, Living Room, Dining/Family room, Kitchen, Utility/Boot Room, Cloakroom.
First Floor: Three Bedrooms, Bathroom, En-Suite Shower Room.
Second Floor: Master Bedroom, En-Suite Shower Room.

Unit Two extending in all to about 44sqm/474sqft.
Ground Floor: Open-plan Living/Dining/Kitchen, Cloakroom.
First Floor: Bedroom, Shower Room.

Unit Three extending in all to about 92sqm/990sqft GIA.
Ground Floor: Entrance Hall, Living Room, Dining/Kitchen, Study, Cloakroom.
First Floor: Three Bedrooms, Two Shower Rooms (one en-suite).

Units One and Three have enclosed gardens.

Unit Two has an enclosed courtyard garden.

Development & Planning Status

Planning permission:

- For conversion into three units
- Approved extant detailed planning permission
- Certificate of Lawful Development: Approved to secure original consent in perpetuity.
- Non-material amendment for revised scheme: Approved.
- Discharge of conditions: Approved.
- 3D model: Available.
- Ecology survey: Complete.

- Drainage and Utility Survey: Complete including drainage video.
- Structural survey: An assessment was made as part of the structural pack for the scheme. No report produced.
- Structural drawings: Complete.
- Asbestos survey: Complete and no asbestos found.
- Building regs control: (Stratford on Avon District Council) Conditionally approved – awaiting final sign-off.
- Construction design management (CDM): Pre-construction information completed (CDM is an ongoing process).
- VAT: Specialist advises 5% rate – it is recommended an intending purchaser seeks independent advice on this point.

GENERAL INFORMATION

Tenure The property is offered freehold with vacant possession.

Council Tax This is payable to Stratford on Avon District Council. The property is currently listed in band D. Independent assessment will be made on each unit after conversion.

Fixtures and Fittings All items mentioned in these particulars are included in the sale. All other items are expressly excluded.

Services Mains water, gas, electricity and drainage are connected to the property.

Energy Performance Certificate

The existing property has an Energy Performance Certificate.
Current: D (55) Potential: C (77)

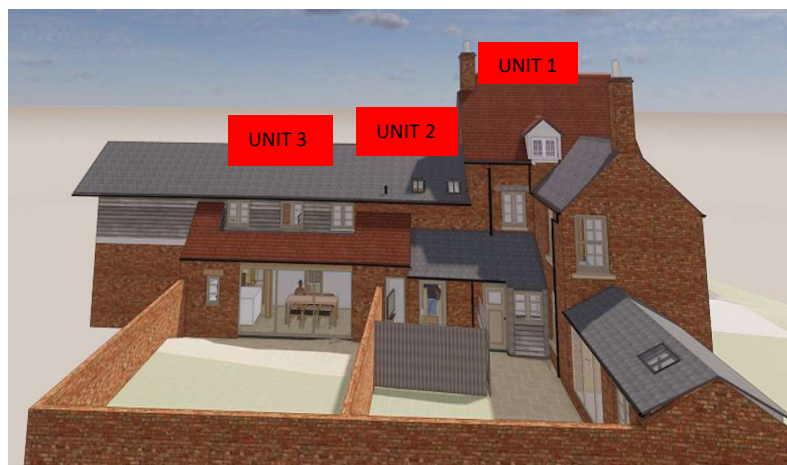
Directions

From the centre of Shipston on Stour, proceed around the one-way system heading south for Long Compton and Shipston on Stour. On entering New Street (A3400) number 39 is on the left after about 75 yards.

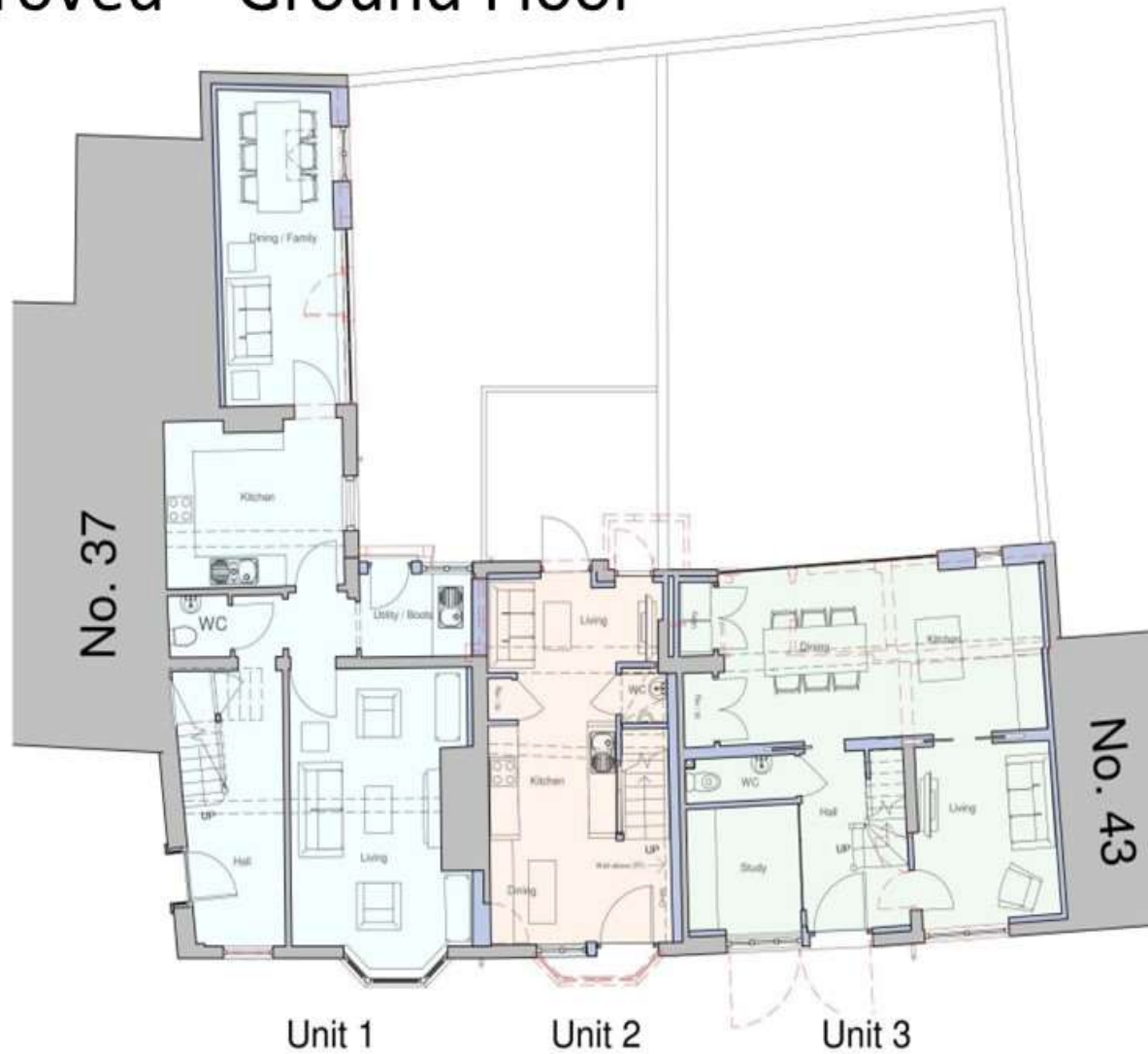
Postcode CV36 4EW

IMPORTANT NOTICE

The attached 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, measurements, or distances we have referred to are given as a guide only and are not precise.



Approved – Ground Floor



Approved – First and Second Floor



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