



Land at Steels Lane

Cherington

Shipston on Stour

Warwickshire

CV36 5HL

Guide Price: £37,500

For the freehold with vacant possession

Situated approximately 5 miles from Shipston on Stour, 6 miles from Moreton in Marsh, 10 miles from Chipping Norton, 11 miles from Banbury (and M40 Junction 11) and 14 miles from Stratford upon Avon

A FORMER AGRICULTURAL CONTRACTORS MACHINERY YARD

EXTENDING IN ALL TO ABOUT 0.12 ACRES/0.050 HA

THE SITE OFFERS OPPORTUNITY FOR A NUMBER OF USES (SUBJECT TO OBTAINING THE NECESSARY PLANNING CONSENTS).

Viewing through
Seccombes Estate Agents, Shipston on Stour
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Cherington is an attractive village set in the undulating South Warwickshire countryside on the edge of the north Cotswolds Hills and close to the North Oxfordshire and North Gloucestershire county borders. Cherington adjoins the neighbouring village of Stourton and within the village there is a Parish Church, public house and village hall.

The local towns of Shipston on Stour, Moreton in Marsh and Chipping Norton offer a comprehensive range of shopping, schooling and recreational facilities.

The area is served by a network of main roads including the A3400 (Oxford to Birmingham) and these give access to the larger centres of Banbury, Stratford upon Avon, Cheltenham and Oxford. Junction 11 of the M40 Motorway is at Banbury and there are mainline rail stations at Moreton in Marsh and Banbury respectively.

The Land is situated at the end of Steels Lane and was a former agricultural contractors machinery yard. Property is approached through double gates offers opportunity for a variety of uses (subject to obtaining the necessary planning consents).

GENERAL INFORMATION

Tenure The property is offered freehold with vacant possession.

Overage Uplift Clause There will be an overage/uplift clause in the contract re development of the land. For further information please contact the selling agents.

Council Tax/Business Rates Currently there is no council tax/business rates payable on the property.

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

Services No mains services are connected to the property.

Directions

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From Shipston on Stour take the A3400 south for Long Compton and Oxford. After about three miles take the third turning left by a Gate Lodge signed for Cherington and Stourton. On entering Cherington continue into the village and after about 200 yards take the first turning right into Steels Lane. The land is situated straight at the top of Steels Lane.

IMPORTANT NOTICE

These 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.

MFF/S3126/F002/01.12.2023



CHERINGTON, Nr SHIPSTON-ON-STOUR, CV36 5HL

