



SOUTH ELEVATION



GROUND FLOOR PLAN  
GIA - 52M<sup>2</sup> (560FT<sup>2</sup>)



FIRST FLOOR PLAN  
GIA - 37.5M<sup>2</sup> (405FT<sup>2</sup>)

**DEVELOPMENT SITE  
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 OPPORTUNITY TO ACQUIRE A DEVELOPMENT SITE WITH FULL PLANNING PERMISSION FOR A THREE BEDROOM DETACHED HOUSE SITUATED IN THE TOWN CENTRE.**

Proposed Accommodation comprises Open Plan Living Accommodation with Sitting/Dining/Kitchen, Inner Hall, Cloakroom, Utility Cupboard, Landing, Three Bedrooms, Ensuite Shower Room, Family Bathroom. Garden, Two Off Road Parking Spaces

Viewing through **Seccombes Estate Agents, Shipston on Stour**  
T: 01608 663788 E: [shipston@seccombesea.co.uk](mailto:shipston@seccombesea.co.uk)

**Shipston on Stour** is an attractive former market town situated in South Warwickshire. The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population and a number of surrounding villages. The larger centres of Stratford upon Avon, Banbury, and Oxford are easily accessible.

**The Development** has full Planning Permission for the “**Erection of one dwelling house and associated works**” Reference number **24/00567/FUL** dated **01 May 2024**.

The site is situated in the centre of Shipston on Stour a short distance to the south of the High Street and offers an outstanding opportunity to build a contemporary town house.

**Ground Floor**

The proposed accommodation with approximate measurements briefly comprises:

**Sitting Room** about 4.6m/15'01 x 3.4m/11'0 (max).

**Dining/Kitchen** about 5.5m/18'0 x 3.5m/11'6”.

**Cloakroom and Utility Cupboard**

**Inner Hallway** with stairs to first floor

**First Floor**

**Landing, Bedroom One** about 4.8m/15'9”(max) x 3.1m/10'2”

**Ensuite Shower Room**

**Bedroom Two** about 3.5m/11'6” x 2.7m/8'10”

**Bedroom Three** about 3.5m/11'6” x 2.7m/8'10”

It is understood the gross internal area of the house extends to about 104.5sqm/1125sqft.

**Outside** to the back and south facing the proposed **Garden** is about 15.0m/49'3” wide x 5.8m/19'0 deep.

In addition, there are **Two Off Road** car parking spaces

**GENERAL INFORMATION**

**Tenure** The property is offered freehold with vacant possession.

**Planning Permission** reference number 24/00567/FUL dated 01 May 2024 has been granted for “Erection of one dwelling house and associated works.

Copies of the Planning Permission are available from Seccombes Estate Agents.

**Rights of Way** there are shared rights of access over the driveway to the property.

**Council Tax** This will be payable to Stratford on Avon District Council. The property will be assessed when constructed.

**Service** It is understood mains electricity, gas, water and drainage are available close by.

**Energy Performance Certificate – Not applicable**

**Directions**

**Postcode CV36 4AE**

The Development Site is situated about 50 yards south of The High Street opposite the car park to Sheldons Wine Shop within the one-way system and fronting onto New Street/Mill Road(A3400)

**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/S3151/F002/20.06.2022

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**SECCOMBES**

ESTATE AGENTS

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