



Peter Clarke

Land adj. Orchard Manor, Castle Hill, Upper Brailes, OX15 5AZ

- Planning permission for the erection of a detached dwelling offering four bedrooms, all with en suite bathrooms
- Views to the rear across Cotswold countryside
- Gross internal area approx. 2260 sq.ft.
- Planning Reference: 25/01295/FUL Stratford on Avon District Council

Guide Price £295,000

**A WELL POSITIONED GARDEN PLOT TOTALLING APPROXIMATELY 0.14 ACRES BENEFITING FROM PLANNING CONSENT FOR A SINGLE DETACHED DWELLING.**

Upper Brailes is a picturesque village located about three miles east of Shipston on Stour and six miles west of Banbury on the edge of the Cotswolds in South Warwickshire. It forms part of the twin villages of Upper and Lower Brailes offering a traditional English countryside setting with historic stone cottages, scenic rolling hills and local amenities including village shop, primary school, church and public house, with wider amenities available in nearby Shipston on Stour.

**DESCRIPTION**

A well positioned garden plot totalling approximately 0.14 acres benefiting from planning consent for a single detached dwelling situated in Upper Brailes tucked away from the main road and off Castle Hill.

**PLANNING**

There is planning permission granted for the erection of a dwelling, new vehicular access and all associated works under Stratford on Avon District Council Planning Ref: 25/01295/FUL.

**GENERAL INFORMATION**

**TENURE:** We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

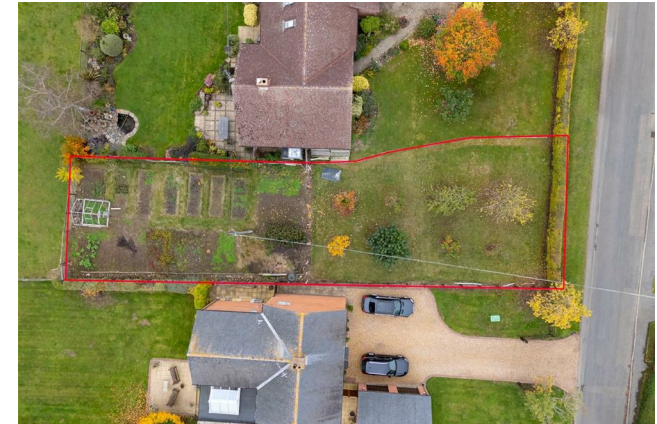
**SERVICES:** We have been advised by the vendor there is mains water, electricity and drainage are available via a connection to Castle Hill. However, this must be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COMMUNITY INFRASTRUCTURE LEVY:** The purchaser is to be responsible for any CIL and should satisfy themselves in this respect before proceeding.

**VIEWING:** By Prior Appointment with the selling agent:

Peter Clarke Property Consultants LLP  
 Contact: Andrew Clarke  
 Email: andrew@peterclarkepc.co.uk  
 Direct Line: 01789 207125





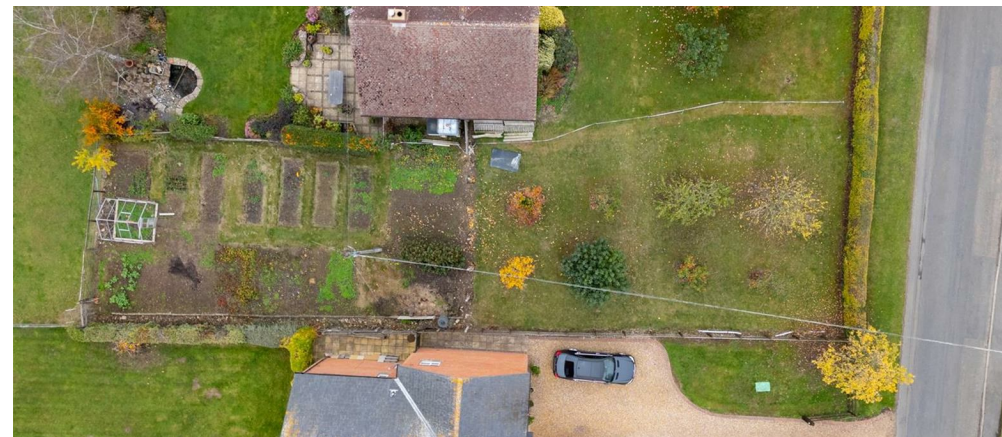
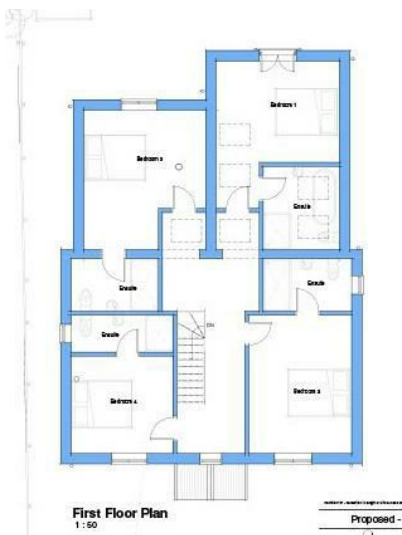
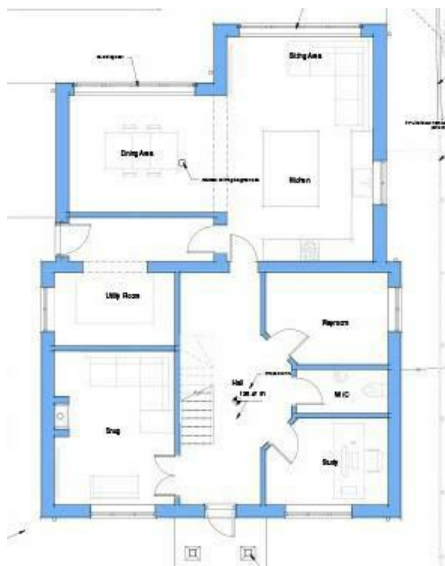
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REV	DESCRIPTION	DRWN	DATE



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 WILTON ROAD, BISHAM  
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 FAX: +44(0)1294 700601  
 www.dta-transport.co.uk

CLIENT	Orchard Manor, Upper Brailes	CLIENT	Ruth Inns
DRAWING TITLE	Proposed Site Access, Visibility and Car Parking		
SCALE	QA3	DRAWN BY	DN
DATE	Apr 25	DRAWING NO.	2



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