



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.

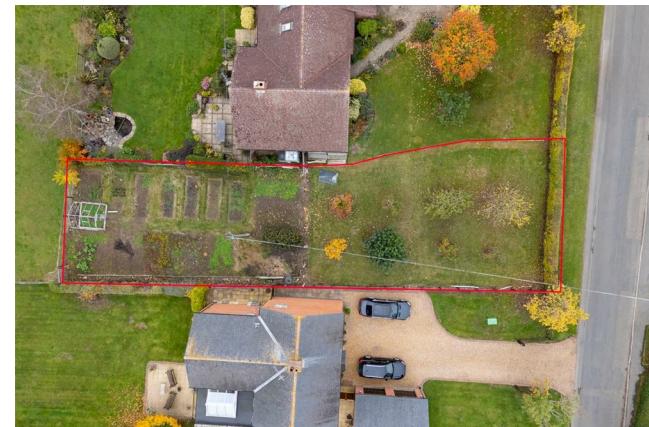
SERVICES: We have been advised by the vendor there is mains water, electricity and drainage are available via a connection to Castle Hill. However, this must be checked by your solicitor before exchange of contracts.

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.

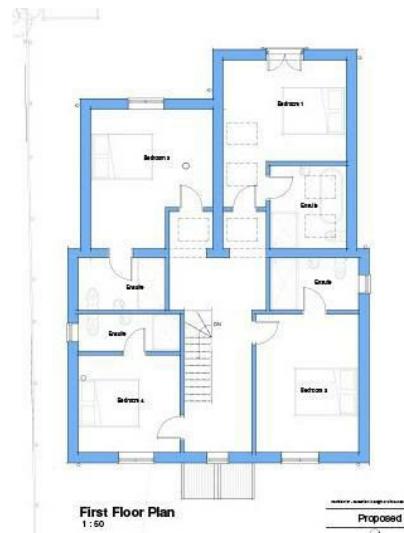
COMMUNITY INFRASTRUCTURE LEVY: The purchaser is to be responsible for any CIL and should satisfy themselves in this respect before proceeding.

VIEWING: By Prior Appointment with the selling agent:

Peter Clarke & Co.
Contact: Peter Turner
Email: pturner@peterclarke.co.uk
Mobile: 07384 811812







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DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation or warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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