

An aerial photograph of a residential area in Stratford-upon-Avon. A large, irregularly shaped plot of land is outlined in red, indicating a development site. The site is bordered by a road to the north and a residential street to the east. To the west of the site is a large green field, and to the south is a road. The surrounding area is filled with brick houses and gardens. A red line outlines the development site, which is a large, flat, grassy area. To the north of the site is a row of green sheds. To the west is a large green field. To the east is a residential street with parked cars. To the south is a road. The surrounding area is filled with brick houses and gardens.

Peter Clarke

Development Site, off Hodgson Road, Stratford-upon-Avon, CV37 0DD



- A well positioned development site
- Outline planning consent for two four-bedroom detached dwellings
- All matters reserved (except access)

Offers Over £300,000

#### HODGSON ROAD

is a U shaped residential no through road bordering a communal green space. Hodgson Road is accessed off Justins Avenue, which itself joins Clopton Road with the A3400 Birmingham Road, which is a main A road in and out of the town centre.

#### DESCRIPTION

The site is situated to the south-east corner of Hodgson Road and consists of former lock-up garages and hardstanding. The site benefits from outline planning consent for a pair of four-bedroom detached houses and proposed site layouts provide three parking spaces per dwelling, with two additional visitor spaces.

The site area totals approximately 0.36 acres.

#### PLANNING

There is an outline planning consent Ref: 22/01972/OUT dated 27th January 2023 for the redevelopment of vacant lock-up garages and hardstanding to form two four-bedroom detached dwellings with all matters reserved (appearance, landscaping, layout and scale) except access.

Indicative floor plans and proposed site plan are shown. Please note that the floor plans do not form part of the planning consent and for indicative purposes only.

#### CIL

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

#### BASIS OF SALE

The development site is offered for sale with offers over £300,000 invited.

#### OVERAGE

There is an existing overage deed dated 17th June 2021 lasting ten years, applicable where a disposal of the land exceeds a price of £300,000, with 25% of the amount exceeding £300,000 payable as an overage payment.

#### ADDITIONAL INFORMATION

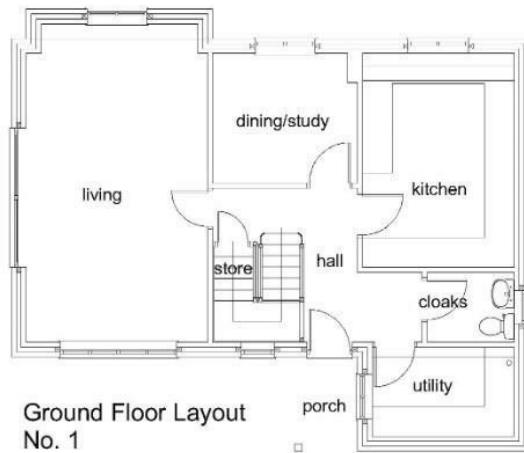
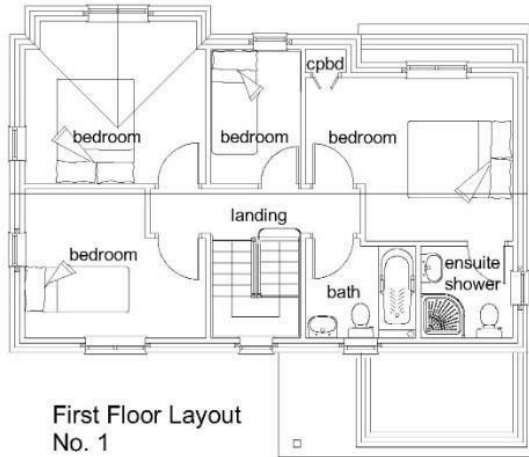
The additional information is available electronically:

- \* Planning Consent Notice
- \* Bat Assessment
- \* Tree Survey
- \* Road Safety Report
- \* Existing and Proposed Site Layout

#### AGENTS NOTE

The floor plans shown are for illustrative purposes only and do not form part of the planning consent.





## Proposed Floor Plans



## GENERAL INFORMATION

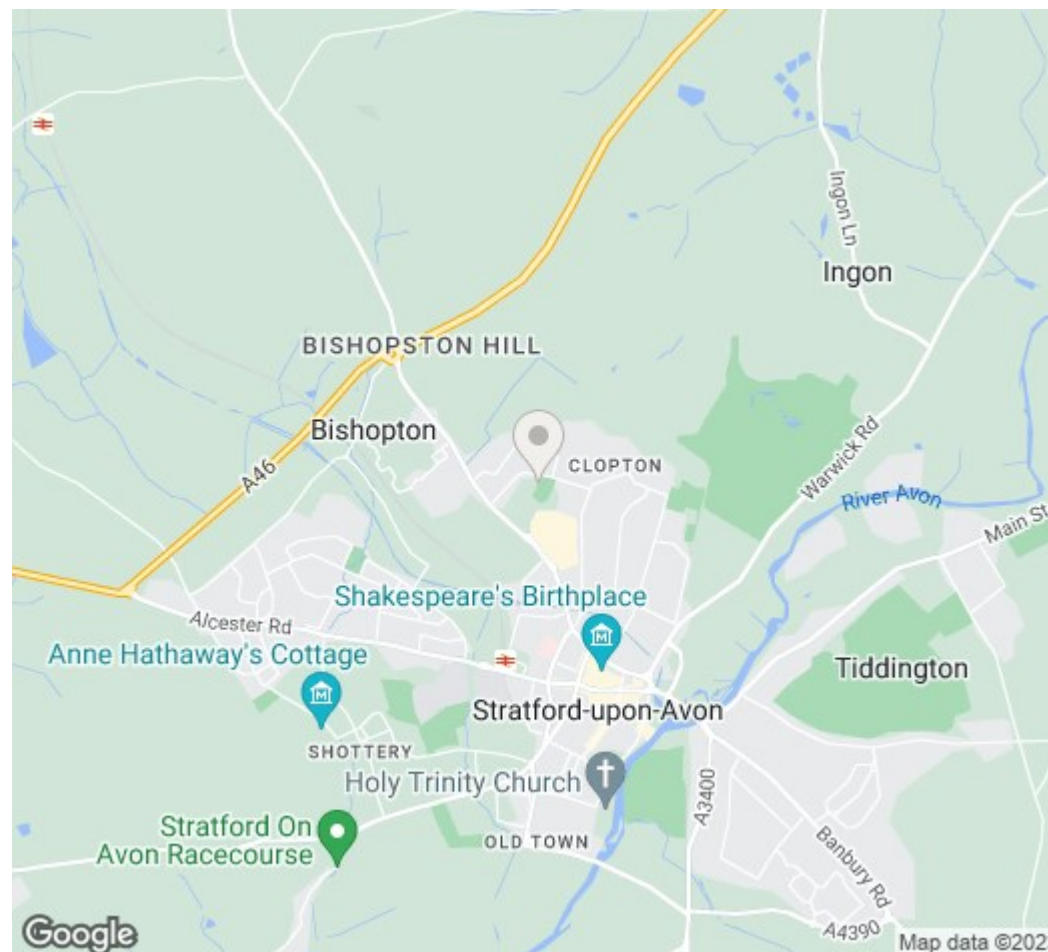
**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** Purchasers are advised to make their own enquiries.

**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.

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

Peter Turner  
Land & Development Manager  
Email: [pturner@peterclarke.co.uk](mailto:pturner@peterclarke.co.uk)  
Tel: 01926 695585  
Mobile: 07384 811812



**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 of 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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