Willow Bank, Tiddington Road, Stratford upon Avon, CV37 7AE

Guide Price £225,000

- 0.39 acre riverside amenity plot
- Private gated entrance with approved vehicle access
- Parking for three to four vehicles
- Connection to mains water, power and sewage
- 70ft/21m boat mooring
- Registered with postal services

By kind instructions of Grand Union Junction Holdings (a VAT registered business), we are pleased to present the following property. Willow Bank is a 0.39 acre riverside plot of land opposite 9 Tiddington Road, with superb views of the River Avon and within very short walking distance of Stratford upon Avon town centre. It has a substantial boat mooring with vehicle access and parking for up to four vehicles.

Recent improvements include the addition of a dropped kerb, vehicle access, connection to power, water and sewage plus improved flood defence for the mooring, with planning approval (Stratford on Avon District Council reference 19/02613/FUL).

GENERAL INFORMATION

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

SERVICES: We have been advised by the vendor that mains electricity, water and sewage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

AGENTS NOTE: We are aware there are historic restrictive covenants on the title which would need to be addressed if the site were to be used commercially or residentially.

AGENTS NOTE: Some of the marketing images were taken some time ago.

RIGHTS OF WAY: The land 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.

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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