

RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND SOUTH OF BANBURY ROAD, ETTINGTON, STRATFORD-UPON-AVON CV37 7SY



RAINIER
DEVELOPMENTS & STRATEGIC LAND

, Ettington, CV37 7SY

**SHELDON
BOSLEY**

LAND AND
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PROFESSIONALS

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KNIGHT**

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Property Description

RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND SOUTH OF BANBURY ROAD, ETTINGTON, STRATFORD-UPON-AVON CV37 7SY

Residential development land comprising approximately 2.86 acres with outline planning permission for 21 dwellings.

The proposals comprise 8 open market dwellings together with 13 custom/self-build plots, delivering a high-quality, landscape-led residential scheme in the south of Ettington.

Granted at appeal by Planning Inspector C Billings, ref: APP/J3720/W/25/3369800, on 9th December 2025.

For sale by private treaty with offers invited on an unconditional basis. The Vendor has reserved the right to an informal tender.

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Guide Price
£2,500,000

comprising circa 3 acres for the development of up to 21 dwellings.

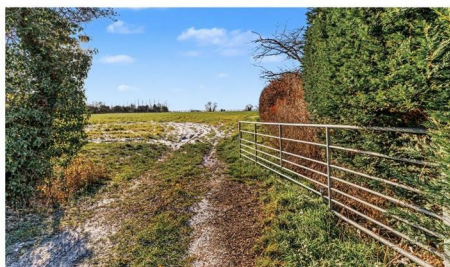
The proposals comprise 8 open market dwellings together with 13 self-build and custom-build plots, delivering a high-quality, landscape-led residential scheme in the south of Ettington.

Planning Inspector C Billings ref: APP/J3720/W/25/3369800, on 9th December 2025.



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LOCATION

The site is located to the south of Banbury Road, Ettington, Stratford-Upon-Avon.

DEVELOPMENT AREA

The site comprises approximately 2.9 acres with an anticipated whole developable area of 1.8 acres. The capacity of the site is for up to 21 dwellings with 8 open-market dwellings and 13 self/custom build plots; this includes a new access off Banbury Road.

PLANNING

The site has the benefit of Outline Planning Permission, ref: 24/00598/OUT, following approval at appeal, ref: APP/J3720/W/25/3369800, dated 9th December 2025.

LEGAL

The site is to be sold freehold with vacant possession.

OFFERS

To be submitted by email to Charles Davis or Daniel Jackson using the details below.



Charles Davis MRICS

Associate Director - Land and Development

07915 397008

charles.davis@sheldonbosleyknight.co.uk

VAT

The vendor reserves the right to charge VAT and this will be payable by the purchaser on legal completion in addition to the purchase price.

VIEWINGS

Viewings are on an appointment basis only. Sheldon Bosley Knight request that all parties wishing to view the property contact us directly to book an appointment

DATA ROOM & INFORMATION

A link to the data room will be provided upon request. This holds the complete suite of technical reports, surveys and legal searches.

METHOD OF SALE

Sheldon Bosley Knight has instructions to market the site via Private Treaty. The vendor does not undertake to accept the highest or indeed any offer. Offers are invited on an unconditional basis. The Vendor reserves the right to an Informal Tender.

Daniel Jackson MRICS AssocRTPI

Custodian - Land and Development

07809 563691

djackson@sheldonbosleyknight.co.uk



Key Features

Price Guide
£2,500,000

EPC Rating -

Tenure - Freehold

Council Tax Band -

Local Authority -

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee