



WARWICK ROAD WELLESBOURNE CV35 9NA

## FOR STARTERS











## MAIN COURSE

Attention developers.

A rare chance to acquire a building plot with planning permission (Reference No. 24/00582/FUL) in the heart of the well-served village of Wellesbourne. The approved scheme is for a threebedroom detached home with sensible, well-planned accommodation and parking for two cars. The plot itself is triangular in shapealmost "pizza-slice" in style—with a generous frontage and a private rear garden.





## LOCATION

The proposed layout includes a hall with storage, a utility room, downstairs WC, and an open-plan kitchen/dining space. There's also a separate living/dining room with French doors leading straight out to the garden. Upstairs are three bedrooms (two doubles), a family bathroom, a large landing cupboard, and an en-suite to the main bedroom.

The owners have already taken care of the CIL payment, and will be creating the hard-standing for the two parking spaces, making this an ideal opportunity for a developer or self-builder to step straight in and get going.

Wellesbourne remains a popular choice thanks to its local shops, cafés, school, doctors' surgery, and its excellent links to Stratford-upon-Avon, Warwick, and the wider road network.

## KEY INGREDIENTS



Tenure

Freehold



EPC

Band -



General Information -Subjective comments in these details imply the



Council Tax

Band -



TBC



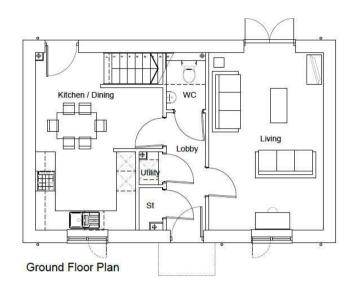
Heating system

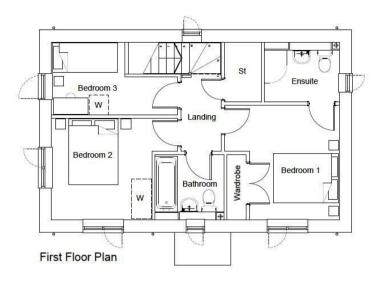
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**TBC** 

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