

TIM COX ASSOCIATES

COMMERCIAL PROPERTY CONSULTANTS

FREEHOLD DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION FOR SALE



**SNITTERFIELD ROAD
BEARLEY
STRATFORD UPON AVON
WARWICKSHIRE
CV37 0SA**

- **CURRENT OUTLINE CONSENT FOR 24 RESIDENTIAL UNITS**
- **CURRENT PLANNING PERMISSION FOR 25,000 SQ FT OF COMMERCIAL UNITS**
- **TOTAL SITE AREA 2.273 HECTARES (5.63 ACRES)**
- **EXISTING SHORT TERM INCOME**

MISREPRESENTATION ACT 1967 Tim Cox Associates for themselves that: (i) the particulars are set out as a general outline only for the part of, an offer or contract:(ii) all descriptions, dimensions, reference other details are given in good faith and are believed to be correct but statements or representations of fact but must satisfy themselves by person in the employment of Tim Cox Associates has any authority to make or give any representation or warranty in relation to this property.

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and for the vendor or lessors of this property whose agents they are, give notice guidance of intending purchasers or lessors, and do not constitute to condition and necessary permissions for use and occupation and any intending purchasers or tenants should not rely on them as inspection or otherwise as to the correctness of each of them: (iii) no

SITUATION

The site lies to the north of Stratford upon Avon within rural Warwickshire approximately 4 miles north of the town centre. Access to the M40 (J15) is approximately 9 miles providing links to Birmingham to the north and Oxford and London to the south.

DESCRIPTION

The site has existing buildings of different ages and construction which are currently let out on short term leases with no security of tenure.

ACCOMMODATION**FORMER RETAIL STORE:**

Sales	12,140 sq.ft	(11.28 sq.m)
Storage area	755 sq.ft	(70 sq.m)
Canopy	3,100 sq.ft	(288 sq.m)
Outside display	1,525 sq.ft	(142 sq.m)
Total Area	17,520 sq ft	(1,627.22 sq m)

There is excellent parking and loading facilities.

FORMER MILL BUILDING:

A detached steel framed building with a concrete floor. Maximum height to roof apex is 30ft (9.25 m)

Unit 1	10,060 sq ft	(934.6 sq m)
Unit 2	18,140 sq ft	(1,685 sq m)
Total area:	28,200 sq ft	(2,619.60 sq m)

FORMER WINDOW SHOWROOM:

A detached single storey brick building with flat roofs.

Main showroom	1,381 sq ft	(128.3 sq m)
Side showroom	417 sq ft	(38.7 sq m)
Offices	255 sq ft	(23.7 sq m)
Stores	418 sq ft	(38.8 sq m)
Kitchen	176 sq ft	(16.4 sq m)
Rear stores	622 sq ft	(57.8 sq m)
Total Area:	3,269 sq ft	(303.7 sq m)

UNITS 1 & 2**Warehouse Unit 1:**

A detached steel frame building with profile sheet cladding to walls and roof and concrete floors. Two roller shutter doors. Large yard.

Gross Internal Area: 4,640 sq ft (431 sq m)

Warehouse Unit 2

A detached steel framed building with profile sheet cladding to walls and roof and concrete floors. Two roller shutter doors. Mezzanine stores

Warehouse	4,640 sq ft	(431 sq m)
Mezzanine Stores	1,100 sq ft	(102.2 sq m)
Total Area:	5,740 sq ft	(533.2 sq m)

Please note: Every effort has been made to ensure that the above floor areas are accurate. They are in accordance with the Code of Measuring Practice. Fittings restricted measurement at the time of inspection. Interested parties should verify these for themselves.

GUIDES FOR POTENTIAL INCOME (Short Term)

Former Retail Store:	£50,000 per annum
Former Mill:	£2.50 per sq ft, per annum
Former Window Showroom	£20,000 per annum
Warehouse 1 & 2	£20,000 per annum

PLANNING PERMISSIONS

- Outline Consent for 16 houses totaling 20,000 sq ft.
- Outline Consent for 8 affordable homes

Reference No: 21/00973/OUT

- Planning Permission for 25,000 sq ft on employment units (Class E (g) iii and storage (Class B8). **Reference No: 24/00166/VARY**

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OPPORTUNITY

It may be possible to obtain planning permission to change the current consent for commercial to 25,000 sq ft residential use.

LEGAL COSTS

Each party will be responsible for their own costs.

SERVICES

We understand that all mains services are on the site.

PRICE

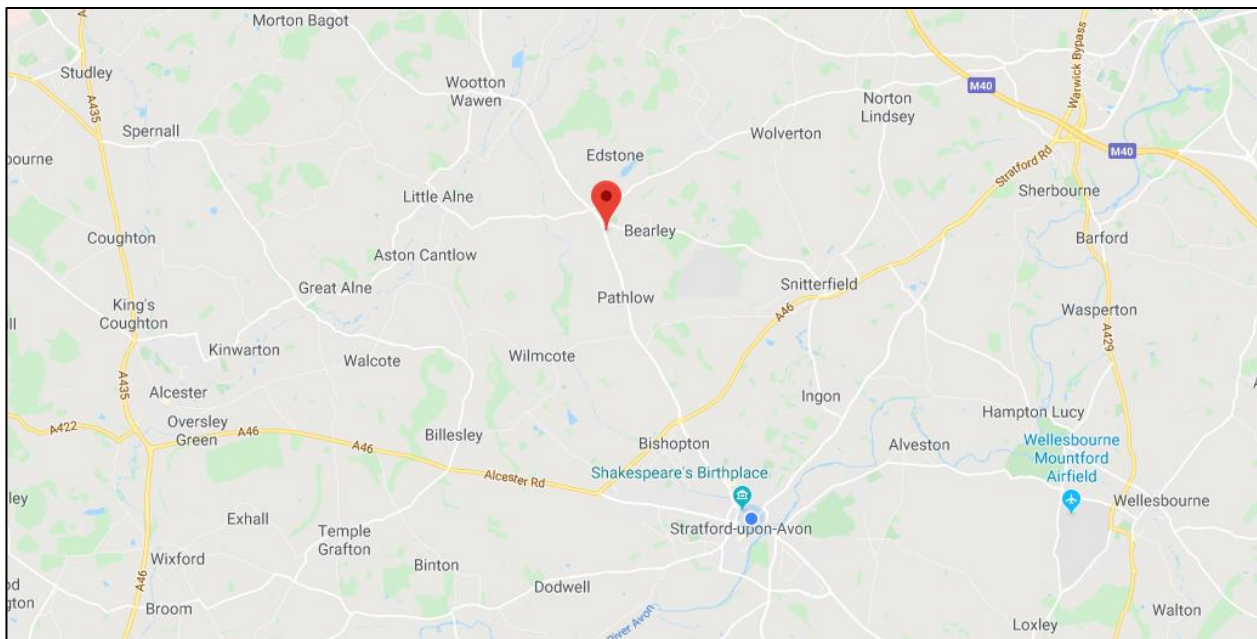
Offers are invited for the Freehold interest with the benefit of the current consents

VIEWING

Strictly by appointment with the sole Agents.

VENDOR'S PACK (available on request).

1. Decision Notice
2. Completed Section 106 Agreement (dated 01.02.23)
3. Section 73 Decision Notice
4. Strategic Landscape Plan
5. Indicative Master Plan
6. Design & Access Statement
7. Sustainability & Energy Statement incorporating a BREEAM Pre-app
8. Ground Report
9. Heritage Assessment
10. CWA Proposed Drainage Strategy
11. Transport Statement
12. Travel Plan



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