



Former Pure Recycling Facility, Ettington, Stratford-upon-Avon, CV37 7PN

FREEHOLD DEVELOPMENT OPPORTUNITY – APPROXIMATELY 16 ACRES (6.5 HA)

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Summary

- Freehold acquisition opportunity
- Partially developed site
- Previously used as a Materials Recycling Facility
- Attractive location near Ettington, Stratford upon Avon
- Suitable for a variety of uses, subject to planning

OPPORTUNITY

The site presents an opportunity to acquire approximately 16 acres (6.5 ha) of land located to the north of Ettington village in Stratford upon Avon. Approximately 4.5 acres (1.8 ha) is brownfield land, previously used as a Materials Recycling Facility. The remainder of the site is greenfield land.

LOCATION

The site is located approximately 1 mile (1.6 km) north of Ettington, 3.5 miles (5.6km) south of Wellesbourne and 6.5 miles (10.5 km) south east of Stratford upon Avon.

The site fronts the A429, which provides access to Junction 15 of the M40 motorway to the north, and the Cotswolds to the south.

Ettington has public transport connections via the bus routes which connect to a number of the local villages and towns. The nearest train station is in Stratford upon Avon, which offers regular services to Birmingham and Leamington Spa.

THE SITE

The site extends to approximately 16 acres (6.5 ha) and is bound by Ettington Garage, a commercial operation to the north, the A429 to the east, and agricultural land to the south and west.

The site had been developed and used as a Materials Recycling Facility (MRF), operated by the Landowner, with associated buildings and hardstanding areas including parking. However, the main building was subject to a fire in 2021 resulting in the demolition of the structure back to slab level. There are two ancillary storage buildings remaining on site.

The previously developed land amounts to approximately 4.5 acres (1.8 ha) and the undeveloped land amounts to approximately 12 acres (4.9 ha).

There are no tree preservation orders (TPO's) on the site.

The Environment Flood Agency's Flood Map for Planning confirms the site is in a low risk of flooding for both Rivers & the Sea and Surface Water.

There are no listed building or heritage assets on the site.

Thornton Manor, a Grade II* listed building (1382591) and a Grade II listed barn (1487624), is located to the east of the site beyond the A429.

There are two scheduled monuments to the east; Thornton deserted medieval village (1005725) and double ditched enclosure E of Thornton Farm (1002990).

DEVELOPMENT POTENTIAL

The site could be suitable for a variety of uses subject to planning permission.





PLANNING POLICY CONTEXT

The site falls within the administrative boundary of Stratford-On-Avon District Council.

The Core Strategy was adopted by the council on 11 July 2016 and runs from 2011 to 2031 and in January 2021 the Council commenced a review of its Core Strategy, working with Warwick District Council to prepare a South Warwickshire Local Plan.

The South Warwickshire Local Plan is currently in The Preferred Options stage with The Preferred Options Consultation and accompanying targeted Call for Sites running from **10 January to 7 March 2025**.

Ettington and Fulready Neighbourhood Plan

Stratford-on-Avon District Council resolved that the Ettington and Fulready Neighbourhood Development Plan was 'made' on 17 December 2018 and runs from 2011 to 2031.

The site is mentioned in the Neighbourhood plan as being an Employment Site and there is an ambition to keep employment sites within the village, as such any change of use to residential would be subject to a number of conditions being met. It should be noted that the site has of course not operated as an employment site since the fire in 2021. It is notable that the site is located outside of the village boundary.

Planning Permission

The site was granted permission in 2019 prior to the fire for an extension to existing Recycling Facility to form a shredding and flocking facility with conveyor link to existing MRF and external rear yard area.

TENURE

The site is for sale Freehold.

The site is registered under Title Numbers WK438720 & WK461649.

METHOD OF SALE

The site is to be sold via Informal Tender.

Offers are invited on an Unconditional or Conditional on Planning Basis.

The site will be sold with Vacant Possession.

RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The Property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

VAT

The Vendor reserves the right to opt the land to tax prior to Completion.

VIEWINGS

No entry onto the land is permitted without prior consent and must be arranged through Newmark Gerald Eve LLP.

Contacts

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