

STRATEGIC DEVELOPMENT LAND

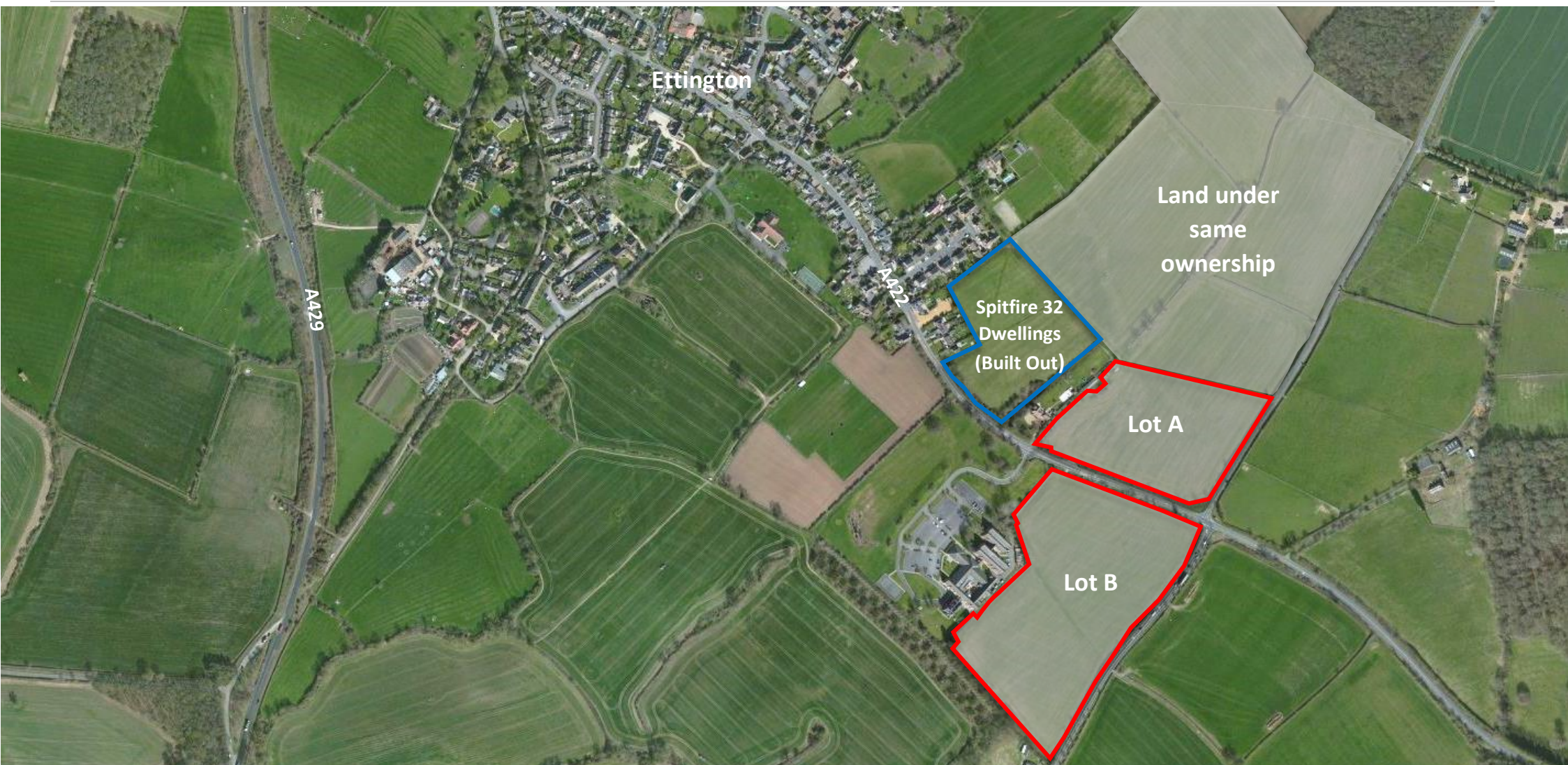
BK Bruton Knowles

est.1862

Ettington, Stratford-upon-Avon

Land at Summerfield Farm, Banbury Road, Ettington, CV37 7NZ

For Option / Promotion Agreement Only – Extending to a total of up to 67.91 Acres (27.48 Ha)



Land at Summerfield Farm, Ettington

LOCATION

The site is located some 6.5 miles to the south-east of Stratford-upon-Avon in the village of Ettington. The A422 (Banbury Road) is the main link between Stratford and Banbury providing access to Lot A and Lot B. The Roman Fosse Way provides another access to Lot A to the east of the site, and a bypass was constructed to the west of the village, providing a link from Cirencester to Warwick.

Amenities are well provided for locally, with several pubs, a village shop and post office alongside Ettington C of E primary school.

Stratford-upon-Avon – 6.5 miles

Warwick – 12 miles

DESCRIPTION

The site comprises several parcels of agricultural land accessed via the Banbury Road and Fosse Way. A recently 'built out' Spitfire Homes development, consisting of 32 residential dwellings adjoins the vendor's land to the north-west. Access to Lot A and Lot B is provided by several established gateways off the A422 with the former also benefitting from an existing agricultural access off Fosse Way,

The land for Option/Promotion is summarised below:

Lot A – 8.55 Acres (3.46 Hectares) approx.

Lot B – 16.37 Acres (6.62 Hectares) approx.

Land under same ownership – 42.99 Acres (17.40 Hectares) approx.

The Lots are not definitive and are subject to negotiation.

- Extending to approx. 67.91 Acres
- Attractive Rural Location
- Good Transport Links
- Amenity and established settlements nearby

PLANNING

The site is located to the south east of Ettington in Stratford-upon-Avon District Council administrative area. The area of the site to the north of Banbury Road is located adjacent to the settlement boundary, which has recently been extended due to a allocation to the west.

The sites itself is located within Flood Zone 1 and is therefore a low probability of flooding. There are no heritage assets located on the site or in the immediate vicinity. The site is not located within any national land based designations, such as AONB or Greenbelt. The site and the surrounding area is however located within a locally designated Special Landscape Area.

TERMS

Option / Promotion agreement terms are invited.

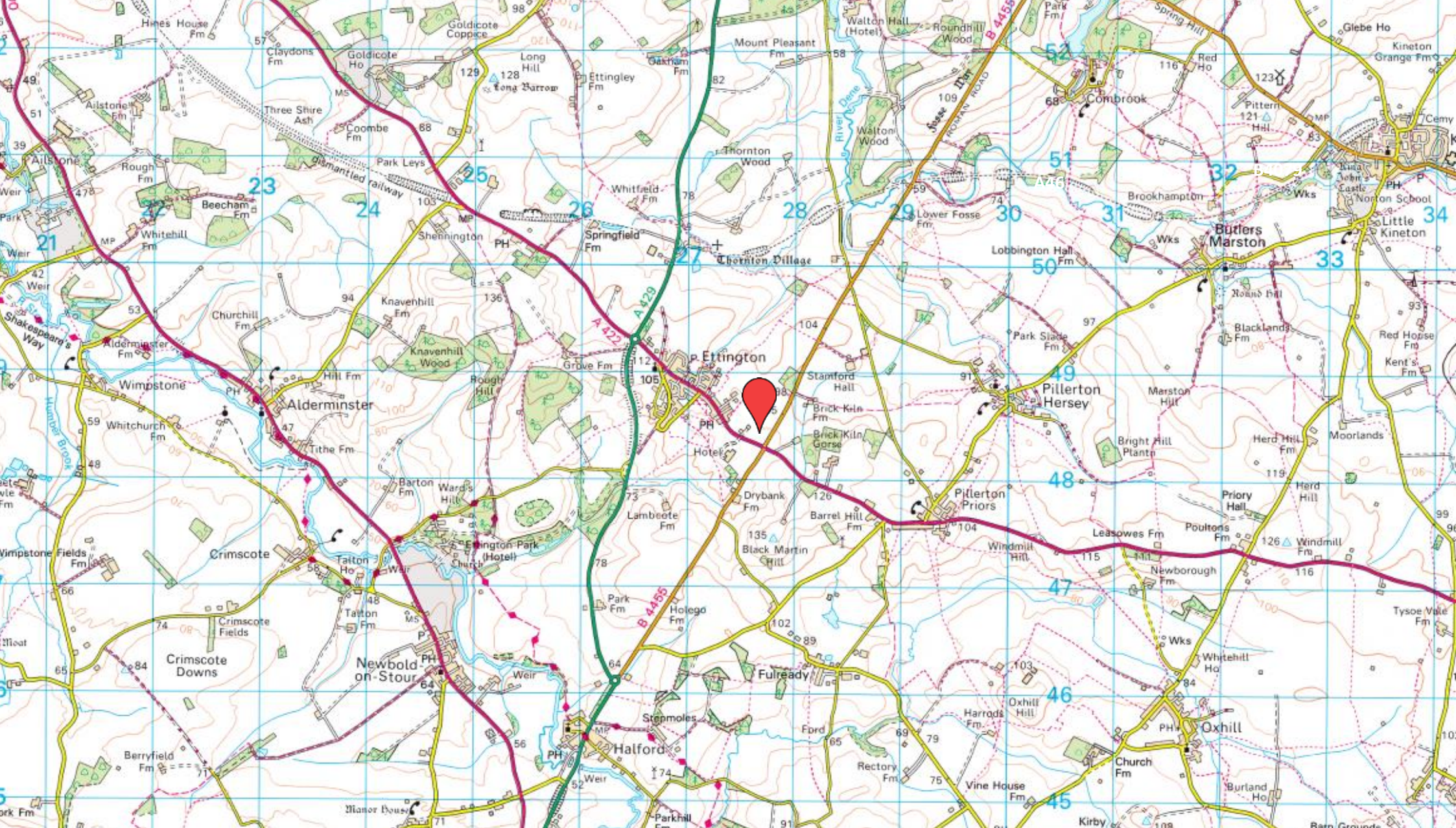
Please specify the following when submitting a proposal;

- Which Lot.
- Premium – deductible, but non returnable.
- Duration of term(s).
- Percentage of Market Value/Sales Proceeds to be returned to landowner.
- Whether planning costs are to be deducted
- Minimum price per gross acre.
- Quantum and confirmation of landowners legal and agent fees to be met by the Promoter/Developer.
- Your planning strategy.

Proposals are to be submitted to william.matthews@brutonknowles.co.uk

VIEWING

The site can be viewed from the existing gateway on Fosse Way.



CONTACT

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