

FOR SALE

Development Plot – Employment and Community Hub

Long Marston Airfield Garden Village, Campden Road, Lower Quinton, Stratford-upon-Avon, Warwickshire

Outline Consent – (B1(a)–(c)) and (A1-A5/B1(a)/D1/D2)

Total Gross Area:- 0.589 Hectares (1.456 Acres)

Indicative plan:-



CALA
HOMES

Development Plot, Long Marston Airfield

INTRODUCTION

In January 2017, Government identified 14 new garden villages across England including Long Marston Airfield Garden Village. Core Strategy Policy 'Proposal LMA: Long Marston Airfield' 2011 to 2031 provides the context for the Framework Masterplan Supplementary Planning Document. The Core Strategy identifies LMA as providing some 3,500 homes alongside schools, a village centre, employment premises and open space.

CALA Homes are developing phase 1 of the LMA and have recently obtained a Reserved Matters Approval for 400 dwellings, having already obtained an Outline Consent the latter including the Plot.

LOCATION

The Plot (detailed on the front cover), is situated within the LMA, approximately 5km (3 miles) south of Stratford-upon-Avon. Access to the Plot is from the B4632 Stratford-upon-Avon to Campden Road.

The Plot is situated wholly within the Stratford-upon-Avon District of Warwickshire, albeit close to the county boundaries of Gloucestershire and Worcestershire.

DESCRIPTION

The Plot extends to approximately 0.589 Hectares (1.456 acres) and is situated to the north east of the Phase 1 residential development as well as readily visible from the primary access into the LMA. The Plot is cleared and topographically flat.

TENURE AND SERVICES

Freehold with all main connections provided to the Plot boundary.

A covenant will be placed on the title restricting uses as per the current Outline Consent (unless agreed otherwise).

The Vendor will require a "buy back" provision should the Plot not be completed within an agreed timescale.

The Vendor will want to approve the design and any planning application, prior to submission.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

VAT is elected and so will be charged.

PLANNING

The Plot forms a part of Phase 1 of the LMA Garden Village. Outline Planning Permission 14/03579/OUT was granted on 28th February 2017 for up to 400 dwellings (class C2/C3) and up to 4,000 sq m employment hub (class B1(a)-(c)) and a community hub (class A1-A5/B1(a) / D1 / D2); provision of new open space, upgrading of existing road junction, provision of new emergency access of Campden Road and associated infrastructure.

On 14th March 2019 Reserved Matters 17/03258/REM was approved for 400 dwellings including open space, drainage works, highways works and all other associated works pursuant to planning permission 14/03579/OUT.

A detailed phasing strategy relating to Phase 1 is within the additional information pack, together with timescales and triggers for commencement.

With regards to the Plot, condition 21 of 17/03258/REM confirms this part of the site is not granted REM with a separate such application required - Condition 30 Compliance Statement March 2019 is available within the additional information pack.

A reserved matter application for an indicative scheme has been submitted.

TERMS

Offers are invited to purchase the freehold interest of the Plot, as a whole, either on a fully conditional, unconditional or subject to planning basis. The Vendor reserves the right to proceed to best and final offers.

OVERAGE

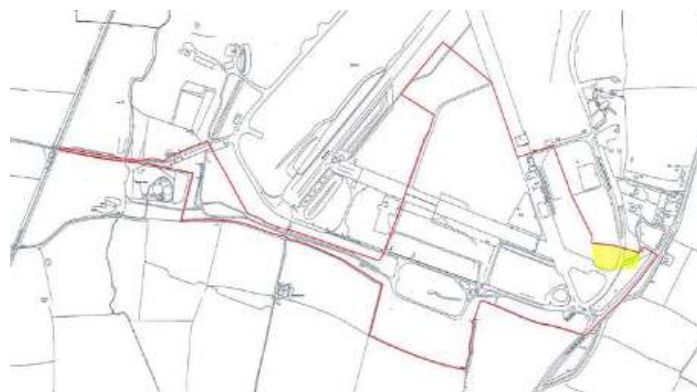
The Vendor reserves the right to include an overage provision following an intensification of the current planning permission.

ADDITIONAL INFORMATION

A data room has been prepared to accompany these marketing particulars, providing further information on planning permission and other technical data. Please contact the sales agent for more information.

VIEWING

Strictly by Appointment with the selling agent only.



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