

# Strategic Land For Option / Promotion Agreement

Land at The Green, Snitterfield, near Stratford-upon-Avon, CV37 0JG



- Extending to Approx. 18 Acres (7.28 Ha)
- Two Established Access Points
- Close to Stratford and Longbridge
- Part of the SWLP 'Preferred Options'

For Illustrative Purposes Only.

For Option, Promotion or Freehold Sale

[brutonknowles.co.uk](http://brutonknowles.co.uk)

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## Location

The land is located in the village of Snitterfield, a civil parish in the Stratford on Avon district of Warwickshire, less than 1 mile to the north of the A46, 3.9 miles from Stratford, 6 miles from Warwick and 17 miles from Coventry. Transport links to the location are good by road and there is a railway station nearby at Bearley. The settlement benefits from reasonable levels of nearby amenity with a public house, village store, vineyard, farmshop and various leisure pursuits nearby.

- **Stratford-upon-Avon – 3.9 miles**
- **A46 Warwick Road – 1.7 miles**
- **Warwick – 6 miles**

## Description

The land comprises three irregularly shaped arable fields located to the centre of the village. The land is accessible from the northern edge via a narrow strip off The Green, which is bound either side by existing residential development which runs in a linear manner along the The Green and also off Frogmore Road. The land is bound by mature hedgerows, a further parcel of land to the north-east and by houses off Smiths Lane and White Horse Hill. The southeastern boundary appears bound by highway verge land to the north of the Kings Lane and A46. There is an existing gateway providing access from the south. To the southwest the land is bound by further agricultural land outside of the ownership. There are overhead electricity lines which cross the site.

The land is divided into three distinct parcels with existing hedgerows, the northern parcel extending to approximately 9.13 acres and southern parcels to 8.86 acres, totalling 17.99 acres.

## Planning Policy

The site is located within the planning jurisdiction of Stratford-upon-Avon District Council which, in collaboration with Warwick District Council, is preparing a new South Warwickshire Local Plan, to cover the Councils' combined geography. The plan is at the Preferred Options Consultation stage and the Interactive plan, published as recently as the 6th January 2025, supports

the now 'live' Preferred Options consultation and shows the proposals which will be consulted upon between January and 7 March 2025. We note that as part of the 'Call for Sites' the subject land was put forward.

The 'preferred options' consultation identifies that Snitterfield is not a strategic growth location under PD-1, however the site has been considered as part of the HELAA Part A site assessment as at Preferred Options. The site reference is No. 8 and ID E07000221 as part of the HELAA part B site assessment as at Preferred Options: The Green, Snitterfield the land is identified. The HELAA Outcomes and Results confirms that the land has been 'further assessed' with a Part B overall score of 49.43 and remains in consideration for the SWLP. The HELAA A classification is green. On this basis it is being considered further and may be considered as part of the next stage of the local plan process. A promoter or developer is therefore sought to take the site forwards.

Under Draft Policy Direction 3 – 'Small Scale Development, Settlement Boundaries and Infill Development' - Small-scale development on unallocated sites will be supported in the following ways: 'In Green Belt locations: Limited infilling within Built Up Area Boundaries; Limited affordable housing for local community needs, within or adjacent to Built Up Area Boundaries'. The site does not form part of the 2016 core strategy or adopted Local Plan 2017.

Green Belt – The site is currently located in the Green Belt. A detailed Green Belt review is ongoing and green belt release in the authority being considered against a number of the Preferred Options Sites. The Green Belt was initially reviewed at Stage 1 in 2024 as part of broad areas and then individual Parcels. The emerging plan states that 'Further work will be carried out to determine which of these areas can be considered the most sustainable; and consequently, whether there is an argument that "exceptional circumstances" exist which would justify releasing some Green Belt land for development'. Further that "The SWLP will review those villages which are "washed over" by Green Belt designation and consider whether there is justification for "insetting" any of

these villages – i.e. removing the built up area of the village from the Green Belt designation". [Link to Preferred Options 2025](#)

Neighbourhood Plan – The site is located outside of the village boundary plan which accompanies the Snitterfield Neighbourhood Plan which was 'made' on the 24 April 2018. The plan is now circa 7 years old. [Link](#)

NPPF and Standard Methodology - with regard to the new standard methodology of assessing housing need, the GOV Local Housing Need spreadsheet sets out that Stratford on Avon will be required to increase housing provision per annum from 553 dwellings to 1,126 dwellings.

## Terms

The site is available for promotion via an Option or Promotion agreement and parties are invited to submit terms as follows:

- Type of agreement
- Percentage - discount/share of proceeds
- Premium payment(s) to landowner
- Term (s) of agreement/Longstop
- Any deductible costs and cost caps
- Minimum price per gross acre
- Planning strategy
- Confirmation of payment of landowner's professional fees (agent & legal)

Consideration may also be given to Freehold offers - subject to overage. Offers should be received by Bruton Knowles by Noon on **Thursday 8<sup>th</sup> May 2025** via email to William Matthews – [william.matthews@brutonknowles.co.uk](mailto:william.matthews@brutonknowles.co.uk)

## Viewing & Further Information

Viewings are strictly by prior appointment only with Bruton Knowles. An information pack is available with links to the relevant SWLP documents.

## Subject to Contract – March 2025

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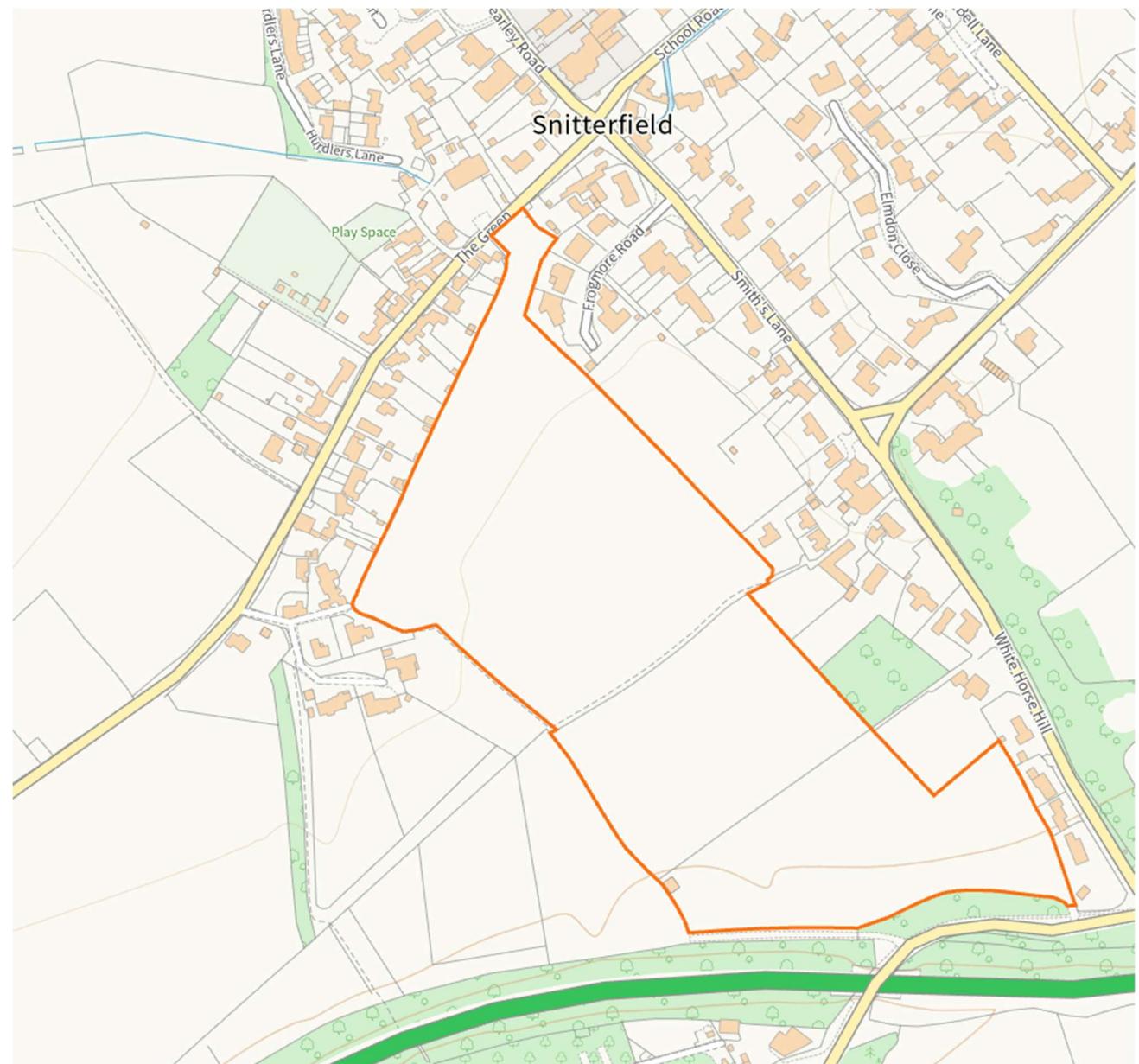
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## Gloucester office:

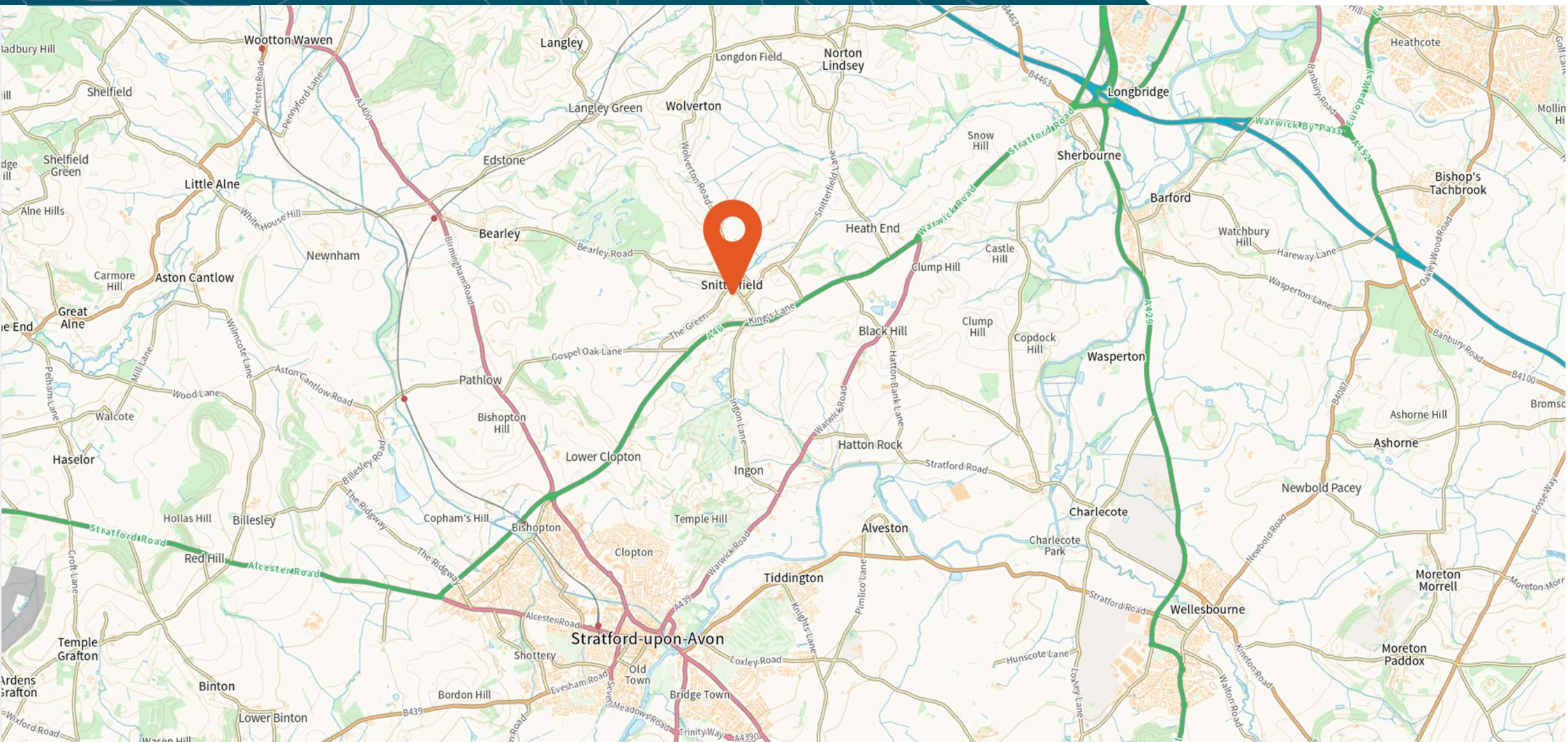
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# Location

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