



FOR STARTERS



OFFERS IN EXCESS
£160,000

MAIN COURSE

****ATTENTION DEVELOPERS, EXCELLENT INVESTMENT OPPORTUNITY *****

'The Old Bakehouse' Is a highly unique DETACHED workshop with planning consent to convert into a two bedroom dwelling. The property is discreetly located at the rear of number 7 Shakespeare Street and would be of interest to developers and investors. The property has a beautiful, part walled private west facing garden and once developed would be ideal as a holiday home/let, investment or retirement property. It's believed that there is a possibility of creating more downstairs space under permitted development rights. However, any potential purchaser should make their own enquiries before submitting a bid.

Planning - Stratford on Avon District Council granted approval on 23rd February 2016 for notification of change of use from workshop to residential use (one dwelling), subject to conditions (principally approval of the materials used). A copy of the planning application and approval (Ref:16/00219/FUL) can be inspected on the District Council website: www.stratford.gov.uk/planning/planning-applications, or at our office.

The Site - The site area shown coloured red on the attached site plan for identification purposes.

General Information -

Tenure & Possession - The property is for sale Freehold with vacant possession on completion.

Services - We believe that mains water, electricity and drainage are connected.

No tests have been undertaken to the service installations. Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase.

Wayleaves & Easements - The property is sold with subject to, and with the benefit of, all rights of way, easements and wayleaves that may exist at the time of the sale.

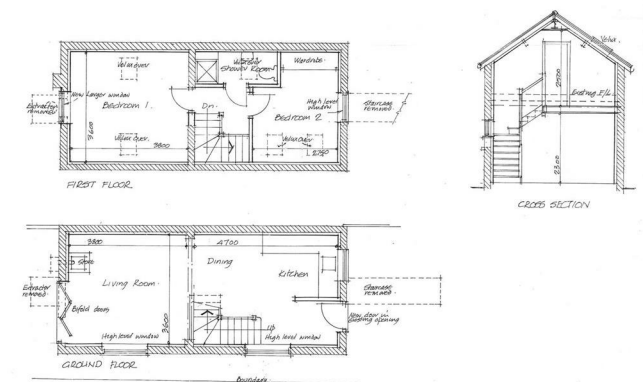
Viewing - Viewing is strictly by appointment only through the selling agents. Purchasers should take particular care when inspecting the work

GAS - we have been informed there is no option to connect mains gas to the property.



PROPOSED CONVERSION OF WORKSHOP TO DWELLING.

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LOCATION

Edwards Estate Agents themselves and for the vendors or lessors of this property whose agents are, give notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii), no person in the employment of Edwards Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band -



EPC
Band -



TBC

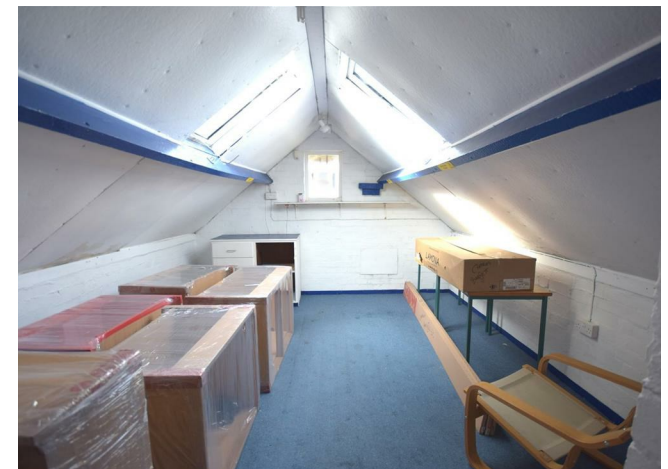


Heating system
TBC



TBC

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