



FOR STARTERS



OFFERS IN EXCESS
£90,000

MAIN COURSE

Attention developers.

A rare chance to acquire a building plot with planning permission (Reference No. 24/00582/FUL) in the heart of the well-served village of Wellesbourne. The approved scheme is for a three-bedroom detached home with sensible, well-planned accommodation and parking for two cars. The plot itself is triangular in shape—almost “pizza-slice” in style—with a generous frontage and a private rear garden.



LOCATION

The proposed layout includes a hall with storage, a utility room, downstairs WC, and an open-plan kitchen/dining space. There's also a separate living/dining room with French doors leading straight out to the garden. Upstairs are three bedrooms (two doubles), a family bathroom, a large landing cupboard, and an en-suite to the main bedroom.

The owners have already taken care of the CIL payment, and will be creating the hard-standing for the two parking spaces, making this an ideal opportunity for a developer or self-builder to step straight in and get going.

Wellesbourne remains a popular choice thanks to its local shops, cafés, school, doctors' surgery, and its excellent links to Stratford-upon-Avon, Warwick, and the wider road network.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band -



EPC
Band -



TBC



General Information -
Subjective comments in
these details imply the

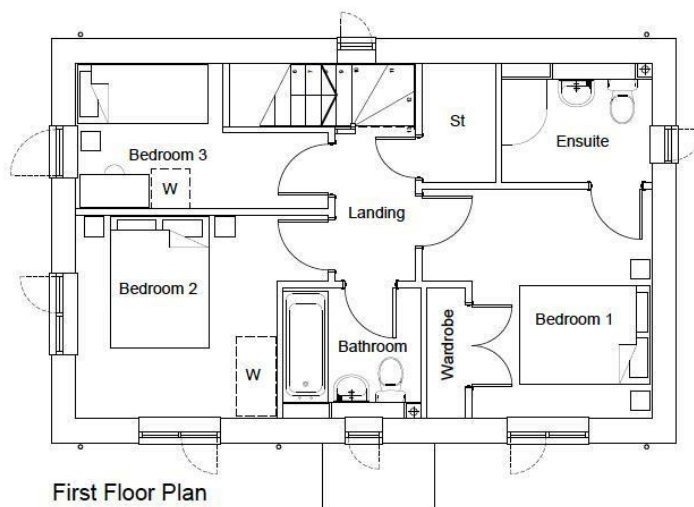
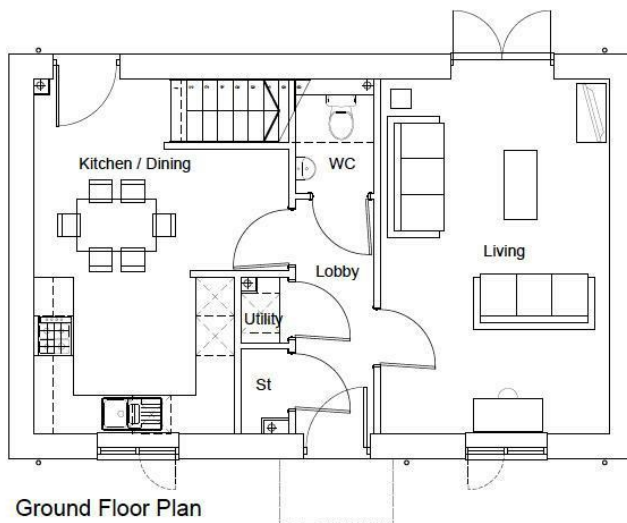


Heating system
TBC



TBC

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