



# FOR STARTERS



OFFERS IN EXCESS OF  
£200,000

## MAIN COURSE

Rare Grade II Listed Period Property with Significant Restoration Potential. The property will be sold by informal tender, with best and final offers to be submitted by 3pm on Monday 6th July.

An increasingly rare opportunity to acquire a substantial Grade II listed, double-fronted period property with C1 classification, offering exceptional potential for restoration, redevelopment, continued C1 use or possible conversion to residential use, subject to the necessary planning, listed building and all other relevant consents.

This impressive and characterful property is of considerable scale and architectural interest, occupying a prominent position and retaining the presence, proportions and period appeal that make buildings of this nature so sought after. Now requiring extensive modernisation and refurbishment throughout, it represents an exciting opportunity for an experienced buyer to bring a landmark historic property back to life.

To the outside, the property benefits from an attractive outdoor space, offering scope to be landscaped and transformed into a charming garden area, subject to any necessary consents.

In addition, the current owners are willing to permit the use of part of the adjoining hotel car park as a temporary storage compound for materials, plant and equipment during the renovation works, providing valuable practical support for a project of this scale. The precise terms and duration of any such arrangement would be subject to separate agreement.

The property is likely to be particularly well suited to purchasers with experience in historic restoration, listed buildings, development projects, specialist conversions or change-of-use opportunities, and offers enormous



scope to create something truly special.

Due to the current condition of the property, interested parties should note that viewings may be restricted, and access to certain rooms or areas may not be possible for safety reasons. Buyers should satisfy themselves fully as to the condition, structural integrity, planning position, listed building requirements and suitability of the property prior to submitting an offer.

Given the current condition of the property and the significant scale of works required, the property is considered unlikely to be mortgageable in its present state. Accordingly, interest is invited from cash buyers only.

Opportunities of this nature are seldom available. For the right purchaser, this is a rare chance to acquire a large, historic and highly distinctive property with the potential to be transformed into an outstanding asset, whether retained for an appropriate CI use or, subject to the necessary consents, converted to an exceptional residential property.



## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band -



Grade II Listed



South Facing



Mains Services are  
connected



Heating System  
TBC



Stratford Upon Avon  
Primary School

WHY NOT TAKE  
A LOOK INSIDE?  
GIVE US A CALL  
01789 414222



**Floorplan Disclaimer**

The floorplan is provided for illustrative purposes only and is intended to give a general indication of the layout of the property. It is not drawn to scale and should not be relied upon for accuracy. Measurements, areas, room sizes, boundaries and positions of doors, windows, walls, fixtures and fittings are approximate only and may vary.

Due to the condition of the property, access to certain areas may have been restricted and some parts of the floorplan may have been prepared from limited inspection. Prospective purchasers must satisfy themselves as to the layout, dimensions, condition and suitability of the property prior to submitting an offer.

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