

For Sale

£350,000
for the Freehold

Fully Consented A3/ A4 Development Site In Expanding New Build Village

0.44 Acres (0.18 Hectares)



Pub/ Restaurant Development Land , Bailey Avenue, Meon Vale, Stratford-upon-Avon, Warwickshire CV37 8QR

Property Highlights

- Consented pub/ restaurant development site
- Within existing local centre on ever expanding residential development
- Beautifully positioned next to the end of the Greenway cycle path
- Adjacent occupiers include Leisure Centre, Convenience Store and Village Hall
- Opportunity to set up in a blossoming development
- Extensive parking already on site



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Location

Meon Vale is situated to the south of Stratford upon Avon town, just above the northern tip of the Cotswolds and close to Chipping Campden. The surrounding villages include Long Marston, Lower and Upper Quinton, Welford-on-Avon and Mickleton. The pub/ restaurant plot is situated in the commercial centre of Meon Vale, next to the £5 million leisure centre and sports pitches, across the car park from the convenience store and village hall. The site is also at the southern end of the well known Greenway, a popular cycle track from Stratford town centre and is surrounded by 35 acres of woodland walks.

Description

This opportunity offers a 0.44 acre site within the commercial local centre at Meon Vale development, close to Stratford-upon-Avon. Meon Vale is a former MoD site purchased by St Modwen Developments to create a mixed – use development and includes 900,000 sq.ft of industrial space and associated hard standing areas. The site benefits from planning permission for over 1,000 houses and around 400 homes to date have been developed. In addition to the Meon Vale development, Long Marston Airfield has consent for 3,500 homes and is located close to this site. To benefit the housing and to create a sustainable community, St Modwen developed a convenience store operated by Londis, a £5 million leisure centre, village hall, sport pitches including astro turf and an extended children's play area. As part of the continued investment in Meon Vale, St Modwen are offering this site to the side of the leisure centre with consent for a 3,500 sq.ft pub/ restaurant with associated outside areas, using the parking in place for the leisure centre and other community aspects. Planning application reference 17/03795/REM.

Accommodation

Description	Acres	Hect
Total	0.44	0.18

Tenure

For the freehold development site with vacant possession.

Viewing

Strictly by appointment with the agent Bromwich Hardy.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.





Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. August 2018.

