

Artist's impression



Greenacres, Welford-on-Avon, Warwickshire



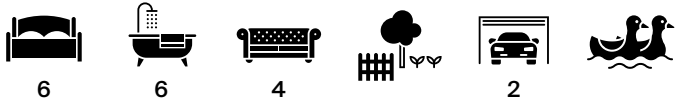
An excellent opportunity to purchase a plot of land with planning permission for a **8,600 sq ft house** with garaging with the most beautiful views over the River Avon and open countryside beyond.

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## Distances

Stratford-upon-Avon 5 miles, Warwick 13 miles, Warwick Parkway Station 15 miles (Intercity trains to London Marylebone from 60 mins), Honeybourne Station 10 miles (Intercity trains to London Paddington from 1 hour 20 mins), Leamington Spa Station 15 miles, M40 (J15) 11 miles, Birmingham International Airport and NEC 26 miles, Birmingham 24 miles, (All distances and times are approximate)

## Proposed Accommodation



### Tenure

Freehold

### Local Authority

Stratford on Avon District Council

### Council Tax

TBC







## Situation

Church Bank is situated in the heart of Welford-on-Avon along a private road. This sought-after village has an active community which includes two cricket teams, football teams, Bowls Club (outdoor and indoor facilities), Garden Club, and a History Society. There is a fine 11th century parish church, a Methodist chapel, a good bridlepath and footpath network, general stores, a butcher, a hairdresser and a garage. The village has three public houses, all serving good food, and one, The Bell, is renowned throughout the county. Stratford-upon-Avon has an excellent range of shopping, dining and leisure facilities, including an impressive leisure centre and The Royal Shakespeare Theatre.

There is a highly regarded primary school in Welford-on-Avon, and state, grammar and private schools in the area to meet most requirements, including The Croft Prep School, Stratford Grammar School for Girls and Kings Edward VI for Boys.

Birmingham International Airport is about 25 miles away, and there is an excellent railway service from convenient local stations connecting to London and the national rail network. Racing is at Stratford-upon-Avon, Warwick and Cheltenham, and there are several golf courses in the area, with Welford-on-Avon having its 18 hole golf course.



## The property

Greenacres is a plot with planning permission to create a wonderful contemporary home of more than 8,600 sq ft plus garaging. The site has beautiful views over the river and rolling Warwickshire countryside.

All information for the property can be found on the link below:

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QYT8BFPMKDR00>

## Services

Mains electricity and water are available to the proposed property.

Private drainage system. LPG central heating.

## Directions (CV37 9PS)

From the centre of Stratford-upon-Avon, take the B439 Evesham Road toward Evesham. Proceed for approximately 4 miles and turn left, signposted Welford-on-Avon. Continue over the bridge and towards the village. Church Bank will be on your left-hand side. Follow the drive towards the bend, and as you continue, Greenacres will be located on the right.

## Viewing

By prior appointment only with the agents.



**Approximate Gross Internal Floor Area**

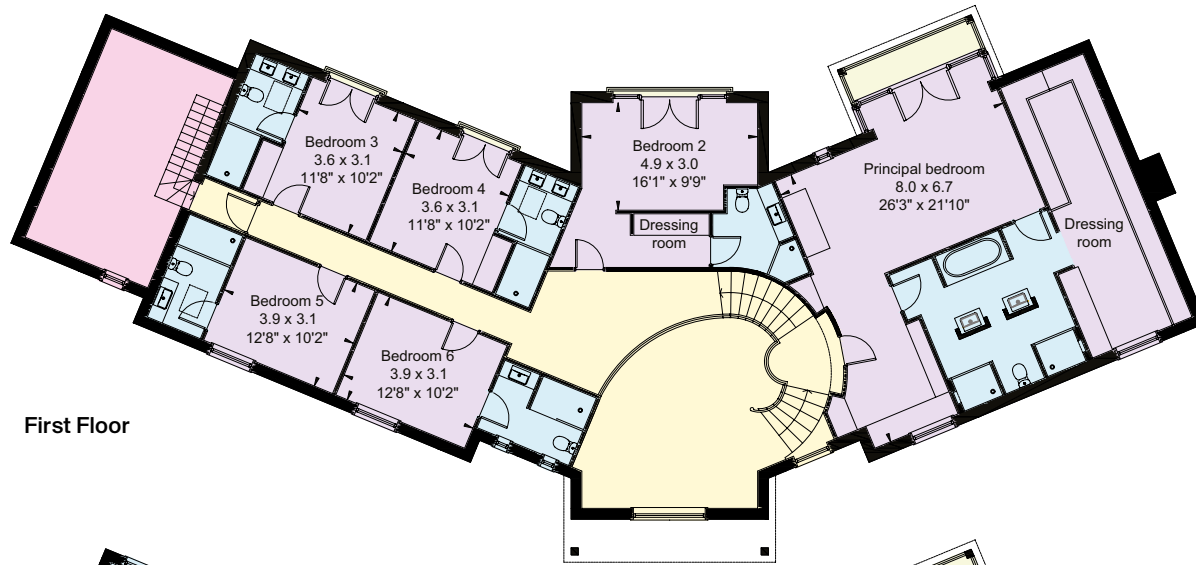
House: 671 sq m (7,224 sq ft)

Outbuilding: 132 sq m (1,422 sq ft)

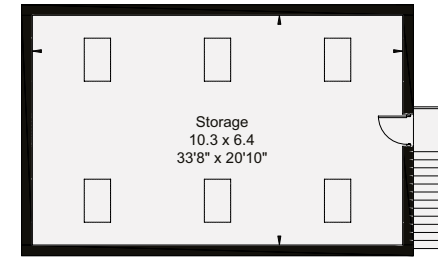
Total: 803 sq m (8,646 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

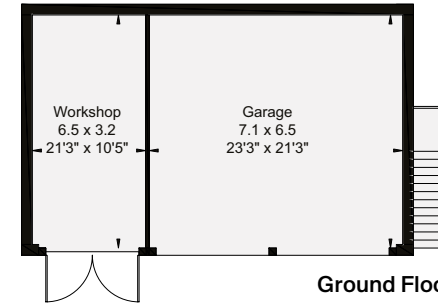
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



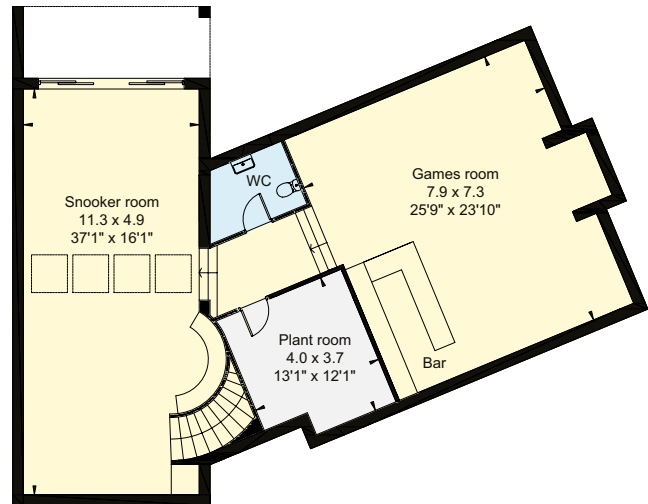
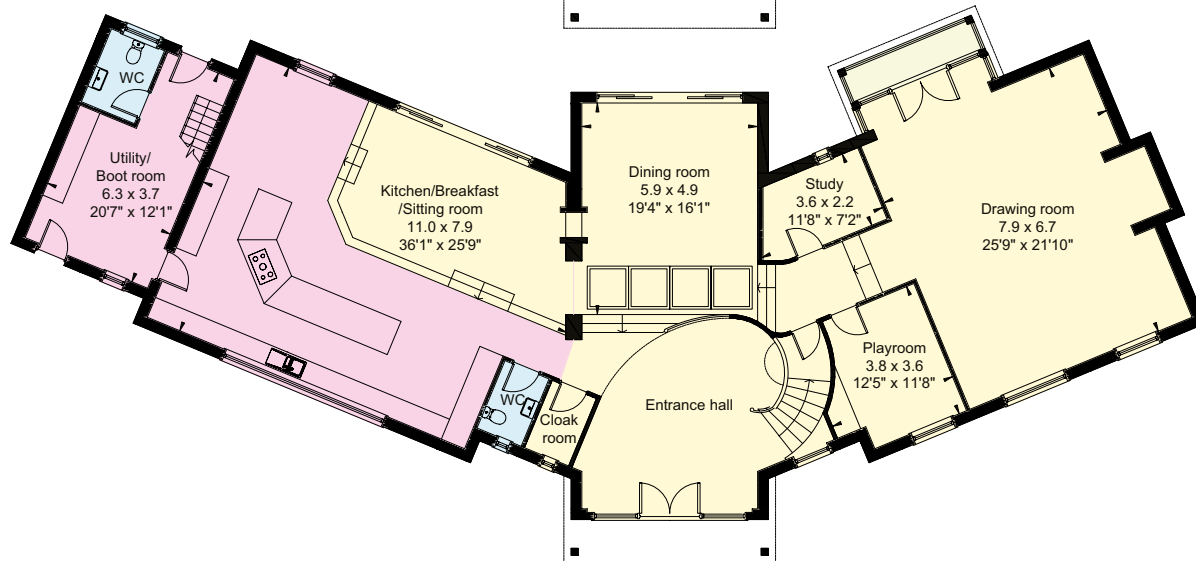
**Outbuilding**



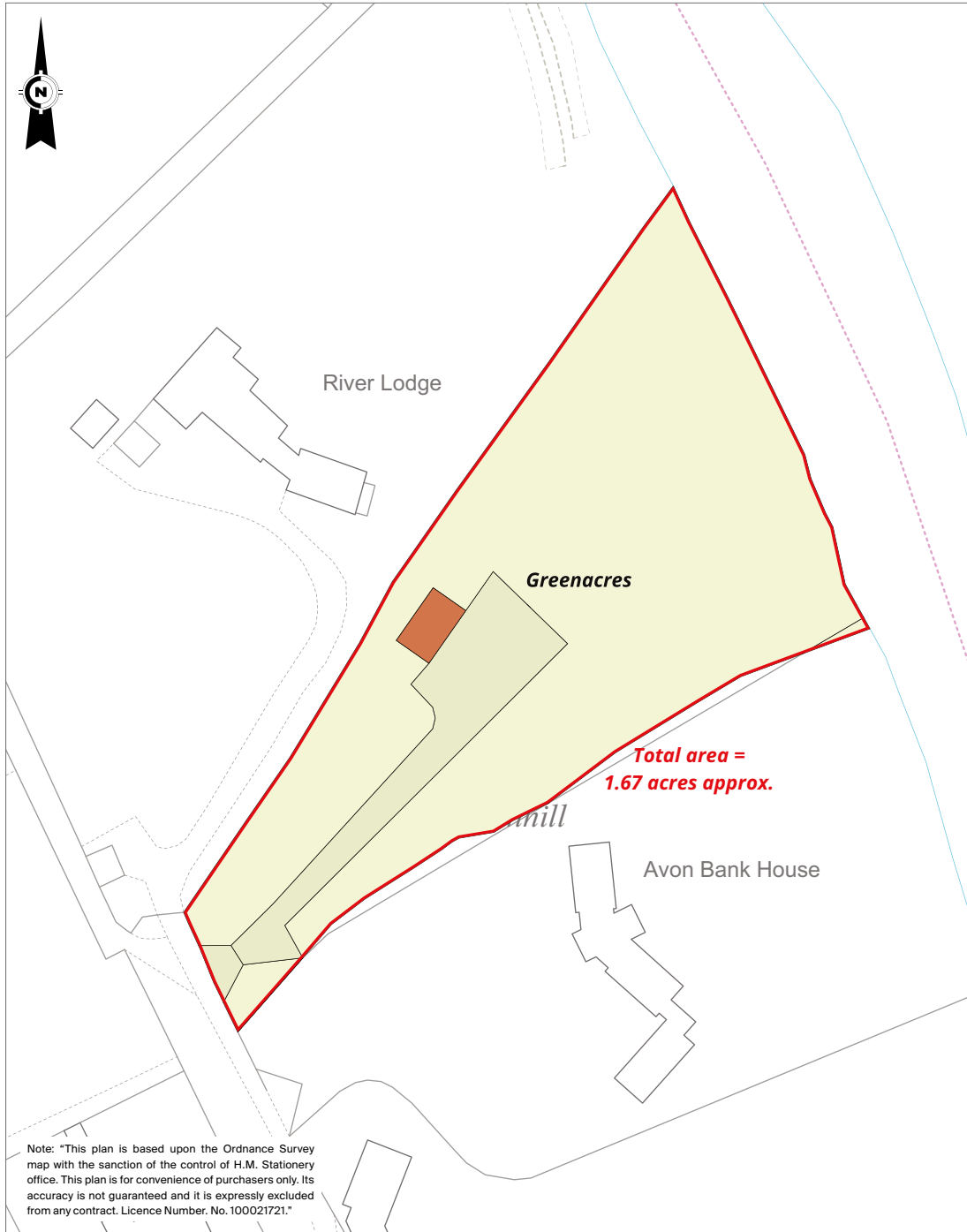
First Floor



Ground Floor



Basement



**Knight Frank Stratford-upon-Avon**  
 Bridgeway House, Bridgeway  
 Stratford-upon-Avon  
 Warwickshire CV37 6YX  
[knightfrank.co.uk](http://knightfrank.co.uk)

**I would be delighted to tell you more**

**Will Ward-Jones**  
 01789 297735  
[william.ward-jones@knightfrank.com](mailto:william.ward-jones@knightfrank.com)



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Particulars dated July 2023. Photographs and videos dated July 2023.  
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