

FOR SALE

**PLOT OF LAND WITH PLANNING PERMISSION
WELSH ROAD WEST
SOUTHAM
CV47 0JN**

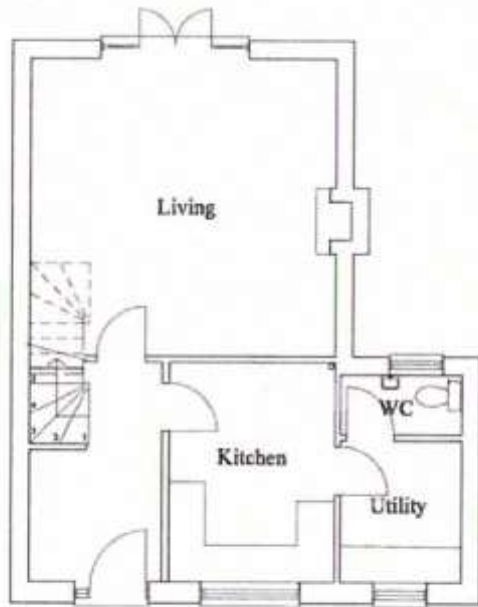


OFFERS IN EXCESS OF: £125,000

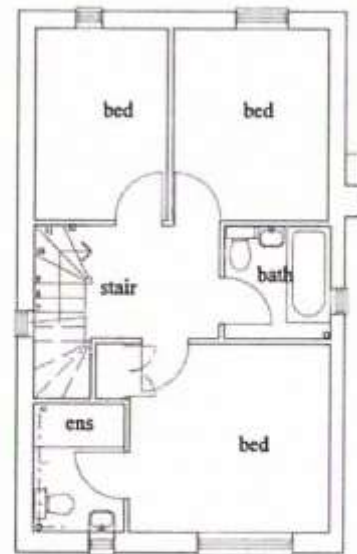
DESCRIPTION

This is a plot of land with Planning Permission – Stratford-upon-Avon District Council Reference: 19/00128/FUL for a three-bedroom detached house.

Welsh Road West, Southam is a residential area and consists predominantly of semi-detached housing.



Ground



First

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Special Conditions:

Please note that we understand the new dwelling will incur a CIL liability in the order of £5,500 and that the Purchaser will be responsible for this payment.

The Community Infrastructure Levy (CIL) is a charge that local authorities can set on new development in order to raise funds to help fund the infrastructure, facilities and services - such as schools or transport improvements - needed to support new homes and businesses.

The purchaser will reinstate the drive for both properties once the building works are complete.



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General Information:

Services: Water, electricity and gas are available but they are to be connected by the purchaser.

Rates: To be advised by Stratford -upon-Avon District Council

Legal Costs: Each party will be responsible for their own legal fees.

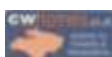
Viewing: By prior arrangement with Hawkesford Commercial Department – 01926 438129

Photographs Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer. JMH/SP

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Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates. Telephone 01926 438124.

Management Department:

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on 01926 438123

Financial Services:

For mortgage advice, please contact this office on 01926 430553 and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

Residential Sales Department

Hawkesford prides itself in its experienced and dedicated staff with good local knowledge offering a comprehensive, professional first class service to Vendors and Purchasers alike. We are involved in the sales of all types of property, from town centre apartments to country mansions, selling by both private treaty and by auction.

Please call or email the sales office for a Free No Obligation valuation for sale. 01926 430553 or leamington@hawkesford.co.uk

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