

FOR SALE - FREEHOLD DEVELOPMENT OPPORTUNITY

**FORMER CLUB PREMISES
76-87 HIGH STREET
BIDFORD ON AVON
WARWICKSHIRE
B50 4AD**

- Outline planning permission for circa 5,177 sq ft ground floor retail unit/s and 7 residential apartments above (now lapsed)
- Rare freehold development opportunity
- Situated in a popular location
- Site area circa 0.37 acres

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LOCATION

Situated in the popular and attractive village of Bidford-on-Avon, the site is off the B4085 which connects from the High Street, a short distance to the south.

Neighbouring uses include Rivermead Court, a residential scheme which shares access off the A4085; a parade of shops on High Street; a free public car park immediately opposite and mix of commercial and residential uses.

DESCRIPTION

The current property comprises a 1950's/1960's club building with later additions. It sits on a site with a relatively large tarmac surface car park to the rear of the building. It is of single and two storey construction beneath a tiled roof with various extensions.

Internally, the building is currently fitted out as a fairly typical club property, with a series of rooms, bar area, function room, and committee room etc.

ACCOMMODATION

The building has been measured on a Net Internal Area basis and comprises 349.6 sq m (3,763 sq ft) or thereabouts. The site is circa 0.15 hectares (0.37 acres) digitally calculated from Promap.

Please note that every effort has been made to ensure that the above floor areas are accurate. They have been measured in accordance with the RICS code of measuring practice. Fittings may have restricted measurement at the time of inspection and, therefore, interested parties should verify these for themselves.

DEVELOPMENT OPPORTUNITY

Outline permission was granted by Stratford-on-Avon District Council on 9th November 2018 and the reference number is 18/01517/OUT. This permission is for the demolition of the existing building, and construction of circa 5,177 sq ft of ground floor retail space, with up to 7 flats above. This consent has now lapsed but a full copy of this decision can be obtained from the agent Johnson Fellows, on request, or alternatively via the Stratford-on-Avon District Council planning portal.

TENURE

The site is available for sale on a freehold basis.

PRICE

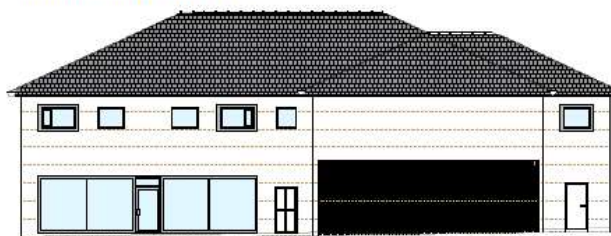
Offers are invited, subject to contract.



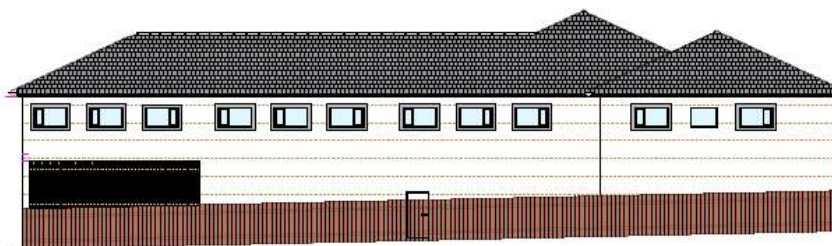
Proposed East Elevation 1:100



Proposed North Elevation 1:100



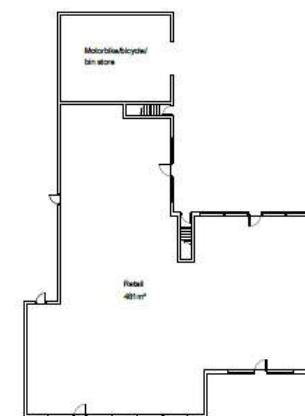
Proposed West Elevation 1:100



Proposed South Elevation 1:100



Proposed First Floor 1:200



Proposed Ground Floor 1:200

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LEGAL COSTS

Each party shall be responsible for its own legal costs incurred in a transaction.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been requested.

VIEWING

All viewings by prior appointment with this office:

CONTACT

Chris Gaskell

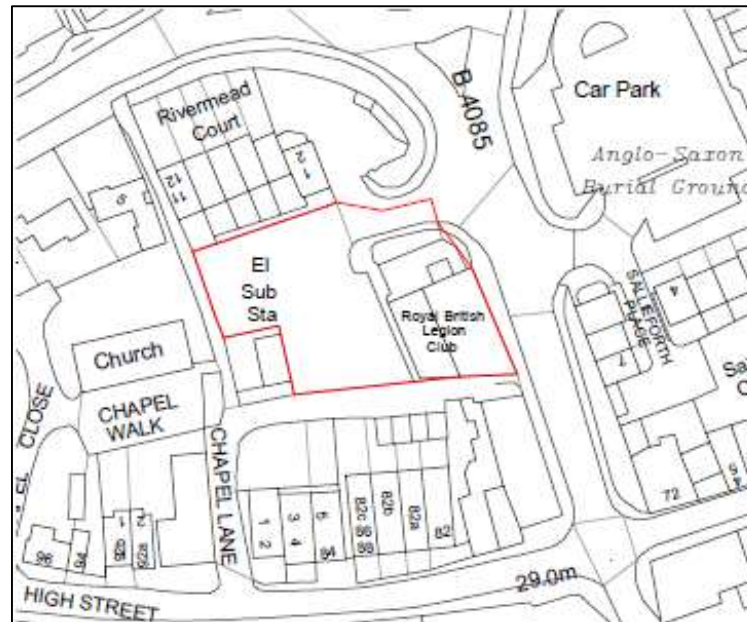
Email: chris.gaskell@johnsonfellows.co.uk

Tel: 0121 234 0422

Mobile: 07786 515 436

SUBJECT TO CONTRACT

Existing Development



Proposed Development (outline planning)



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