

An aerial photograph showing a large property outlined in red. The property includes a central house with a gabled roof, a smaller building to the left, and a long, low building at the bottom. The grounds are surrounded by trees and a road runs along the left and bottom edges. A red car is visible on a road to the right.

LAND AT HEMMINGFORD HOUSE

Wellesbourne Rd, Stratford-upon-Avon **CV37 7RG**

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**OFFERS IN EXCESS OF
£800,000 FREEHOLD
(STC)**

A unique opportunity to redevelop three existing buildings and land (STP) within the grounds of Hemmingford House.

**Lambert
Smith
Hampton**

Executive Summary

- Rare opportunity to redevelop or convert **three detached properties** with land and outbuildings (STP)
- Situated within the grounds of Grade II Listed **Hemmingford House**.
- Located in **Alveston, Stratford-upon-Avon**.
- Formerly used as staff accommodation linked to **YHA Stratford-upon-Avon**.
- Approx **0.32 acres (0.12hectares)**.
- Total GIA of **3,784 (352sq.m)**
- Freehold with vacant possession.
- Offers invited by way of informal tender in excess of **£800,000 STC**.

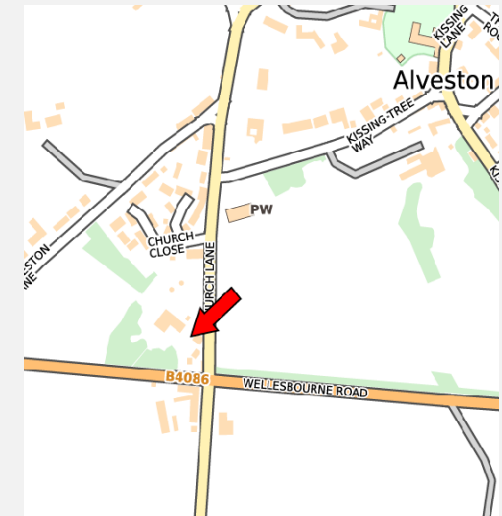
Location

The site is located on the edge of **Alveston, Stratford-upon-Avon**, a medieval market town in the **West Midlands**. It is administered by Stratford-upon-Avon District Council. Stratford is best known as a popular tourist destination, owing to being the birthplace and burial place of the playwright, **William Shakespeare**, who is widely regarded as the national poet of England. It receives approximately **2.7 million visitors a year**, with tourism and hospitality sectors being one of the largest employers.

The town boasts an excellent array of independent boutiques, high-street shopping, national chains, and diverse restaurant and leisure options ranging from cosy riverside pubs to fine dining. The major draw for the town includes the world-famous **Royal Shakespeare Theatre** and picturesque **Bancroft Gardens**. For families, the area is exceptionally well-served by highly regarded state and private schooling, including the historic **King Edward VI Grammar School**.

Stratford-upon-Avon train station provides regular services to **Birmingham New Street** and **London Marylebone**, and also to adjacent towns, such as Leamington Spa. The town is also well-connected to the M40 motorway, via the A46 to the north.

	Miles
Road	A46
	M40
	A429
Places	Stratford Town Centre
	Birmingham
	Leamington Spa
Transport	Train Station
	Birmingham Airport
	Bus Stop



Site Description

The site consists of three properties, known as **The Annexe**, **Coach House** and the **Wardens Dwelling**, which are located closely together at the south-eastern corner of the Estate. The properties are currently used as staff accommodation linked to the adjacent hostel. The Annexe and Coach House sit closely together around a central courtyard, whilst the Wardens Dwelling sits to the south the site. The wider area consists of lawned areas and mature trees. The eastern and southern boundary is bounded by a brick wall, with sections fenced and shrubbery. There is a storage outhouse constructed of brick and tiled roof to the south-east corner boundary.

The properties sit within the grounds of the **YHA Stratford-upon-Avon Hostel Estate**. The wider-estate extends to 3.1 acres, which includes the **Grade II Listed Hemmingford House**, a Georgian mansion converted into hostel accommodation open for public booking. The site will be accessed from an historic access from Wellesbourne Road, which will need to be reinstated by the purchaser (subject to obtaining necessary consents).



Planning

The site's current planning use-class has not been confirmed, whilst the properties are used exclusively as staff accommodation linked to the Hostel. Overall suitability for **redevelopment** (subject to planning), the location presents a number of positive features. The site is adjacent to the urban edge of Tiddington and within proximity to a network of local and strategic roads, bus stops, educational facilities, healthcare, and community amenities.

The site is not currently allocated within the local plan for development. We are not aware of any major restrictive planning policy designations directly affecting the site, such as **green belt**, **flood risk**, **AONB**, or **SSSI**. The properties are immediately adjacent to a conservation area and within the curtilage of a Grade II listed building (Hemmingford House), which will introduce the need for sensitive heritage-led design and careful appraisal of any new proposals. The current planning consent for the Wardens Dwelling restricts access to the site from Wellesbourne Road (B4086). Any future use of the Wardens Dwelling will need to account for **removal of this restriction**, to allow access to the site Wellesbourne Road. We are not aware of a restriction regarding use of the Wellesbourne Road access for the Annexe and Coach House.

The site presents a great opportunity for **potential conversion** into **residential dwelling** houses. Alternatively, the site could be suitable for **holiday lets** or other **commercial-led development**, subject to planning. Any potential interested parties must satisfy themselves regarding planning with the local authority.

Accommodation

The Annexe

The Annexe is a **two-storey property** currently used as staff accommodation. The ground floor is currently arranged to provide four-bedrooms, each containing a small shower and sink, with a shared kitchen and toilet. The first floor consists of an additional 2-bedrooms and a bathroom. There is a studio-living area to the first floor also. The property requires refurbishment. Externally, the property is solid brick construction with single-glazed timber-frame windows with slate tiled pitched roof. The property extends to c. **1,710sq.ft (160sq.m) GIA.**

The Coach House

The Coach House is a **two-storey property**, of a traditional coach house appearance. Internally, the property features four bedrooms to the ground-floor and shared kitchen and bathroom. To the first floor is a further 2-bedrooms with a shared bathroom. The property requires refurbishment. Externally, the property is solid-brick construction with pitched tiled-roof with dormer windows to the rear. The property features a large timber-framed and glazed entrance door to the front, with two large timber-glazed windows either side. The property extends to c. **1,230sq.ft (14sq.m) GIA.**

The Wardens Dwelling

The Wardens Dwelling is a **two-storey dwelling**, which is used as a single-family residence. The property is solid brick construction with a pitched roof. The property has single-glazed timber-framed windows and doors. Internally, the property measures c.844.sqft (78sq.m) GIA. The ground floor accommodation includes a lounge, dining room and kitchen. To the first floor, there are 3-bedrooms, and the main family bathroom. The property is generally in fair condition. Externally, to the eastern boundary, there is a brick outhouse, which is in poor condition. The property extends to c. **844sq.ft (78sq.m) GIA.**



The Annexe



Coach House



Wardens Dwelling

Title

Freehold with Vacant Possession. It is shown for indicative purposes as outlined in red on the attached plan. Vacant possession to be provided on completion.

Proposal

Offers are being sought in excess of £800,000 (subject to contract) on an unconditional basis.

EPC

The Annexe – C (60)
The Coach House – C (62)
The Wardens Dwelling – C (72)

VAT

All figures and sums exclusive of VAT.

Viewings

Strictly by prior appointment through the agents.

Data-Room

Interested parties requiring access to the **data-room** should register their interest to view supporting documents.

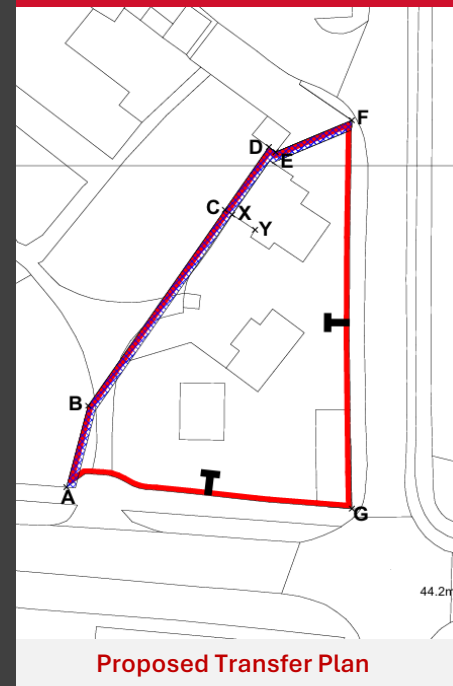
Legal Costs

Each party to be responsible for their **own legal costs** incurred in any transaction.

Anti-Money Laundering

In accordance with **HMRC requirements**, all bidders will be required to provide the necessary information to satisfy **Anti-Money Laundering checks**.

LAND AT HEMMINGFORD HOUSE
Stratford-upon-Avon CV37 7RG



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