



FOR SALE

COMMERCIAL DEVELOPMENT POTENTIAL

(Subject to Planning)

NB. Draft particulars awaiting vendors approval



Welford Barn, Binton Road, Welford on Avon, CV37 8PT



Richard Johnson



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www.westbridgecommercial.co.uk

- For Sale Freehold
- Roadside Barns Previously Used for Commercial Use
- Parking to Front
- Vacant Possession
- £350,000 NO VAT

Welford Barn, Binton Road, Welford on Avon, CV37 8PT

Location:

Heading from the West out of Stratford upon Avon on the B439 take the turning left to Welford on Avon shortly after the turning to Binton on your right hand side. Cross over the bridge past The Four Alls public house and the property is located on the left hand side with parking to the front of it.

Description:

Welford Barns are located on the Binton Road in the popular Warwickshire Village of Welford on Avon to the West of Stratford upon Avon.

The main two storey barn was used for commercial purposes being storage of cleaning consumables on the ground floor with sales offices, toilet and kitchen located above. This building is constructed of traditional red bricks with a pitched tiled roof.

There are two other brick-built barns adjacent to the main two storey of similar construction but with lower eaves and ridge heights. To the rear of the brick buildings is a steel frame building part clad with corrugated sheet which contains agricultural equipment and grain storage bins, beyond this is a small strip of land to the rear of the barns. At the front of the property there is an area of roadside parking that services the barns off the main Binton Rd.

Existing Planning:

We hold a copy of an approved planning permission from 1992 which is for alterations to an existing warehouse under application S92/1413 and the approval and plans are available from the agent's office upon request. The plans show a warehouse on the ground floor with office above.

The other building had planning approved in 2004 for change of use from Agricultural use to B1 & B8 use. The planning consultants that submitted the more recent applications for change of use to C3 believe that this approval in 2004 was not implemented and therefore the existing use is still Agriculture.

Flooding Zone:

The site sits within flood zone 2 according to flood mapping software so is therefore more suited to commercial or agricultural uses subject to the necessary planning consents required. Interested parties should seek their own planning advice prior to making an offer to purchase the property.

Recent Planning History:

The existing owners attempted to change the use of the barns to C3 residential use, full details can be found via the Stratford upon Avon planning portal: <https://apps.stratford.gov.uk/eplanningv2>

24/02936/COUQ - REFUSED

Prior Approval application for the change of use of an agricultural building into one residential dwelling (C3) and associated operational development

24/02936/COUQ - REFUSED

Prior Approval application for the change of use of an agricultural building into one residential dwelling (C3) and associated operational development

24/01568/COUQ - REFUSED

Change of use of barn to single dwelling
Welford Barn Binton Road Welford-on-Avon CV37 8PT

24/01354/COUMA - REFUSED

Change of use of existing office building to single dwelling with internal alterations only

Floor Area:

Gross Internal Area (GIA) is 3,508 sq ft (325.90 m²)

Price:

£350,000 NO VAT

Tenure:

Freehold.

Rateable Value

Not rated, source: www.voa.gov.uk.

Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

Legal Costs & Holding Deposit:

Each party pays their own legal costs.

VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.



EPC:

The Energy Performance Rating of the property is = D.

A full copy of this report is available from the agent's office upon request.

Viewing:

Viewing strictly by prior appointment with sole agent:

Richard Johnson:

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GDPR:

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to purchase a property the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website www.westbridgecommercial.co.uk.



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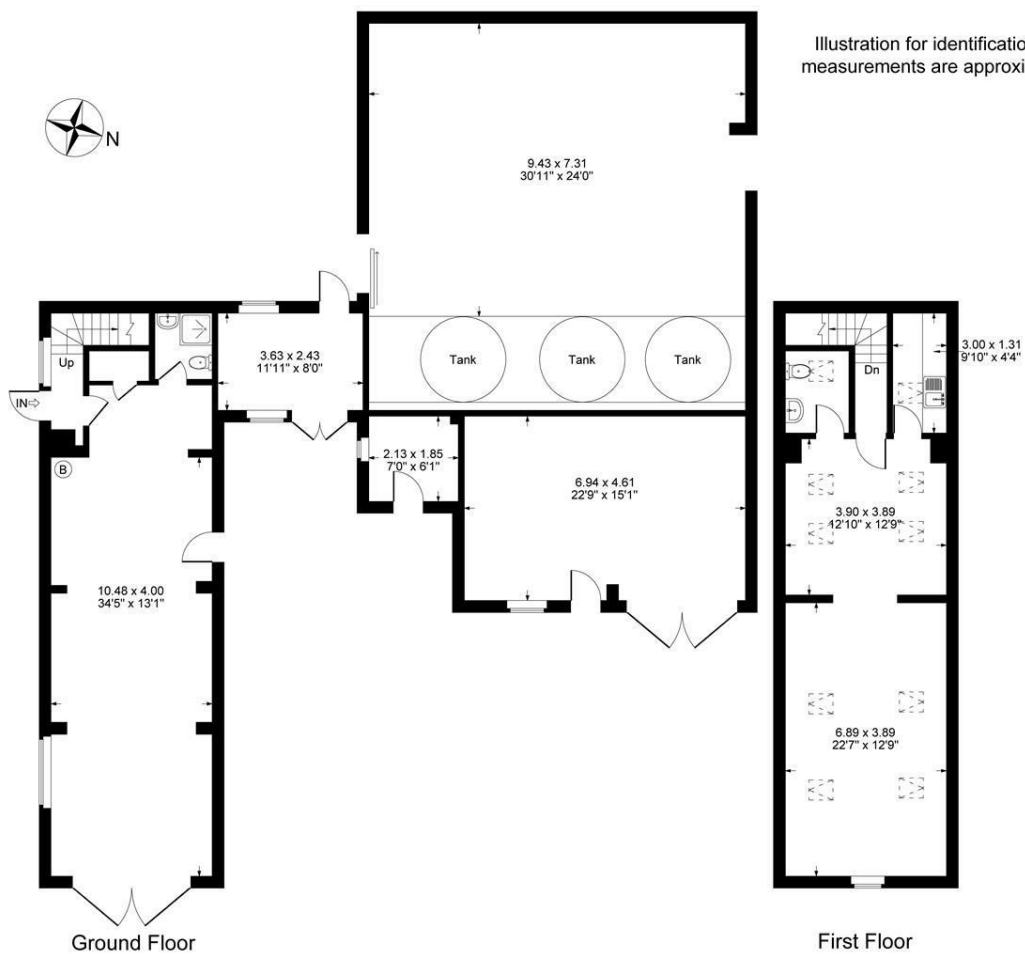


Illustration for identification purposes only,
measurements are approximate, not to scale.

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