



VAUGHANREYNOLDS
ESTATE AGENTS

Land at Alcester Road
Stratford-Upon-Avon, CV37 9RJ



Extending to approximately 2.7 acres, this attractive parcel of land occupies a highly accessible and prominent position just off Alcester Road, close to the junction with the A46. The land benefits from extensive road frontage, providing excellent visibility and convenient access to Stratford-upon-Avon, Alcester, and the surrounding Midlands network.

Having been unused for agriculture for several years, the land now offers an exciting opportunity for a variety of future uses, subject to obtaining the necessary consents. Its open aspect, mature boundaries, and level nature make it ideally suited for amenity, equestrian, or smallholding purposes, while its location and connectivity lend themselves to longer-term development prospects.

This part of Alcester Road continues to see significant investment and growth, supported by ongoing infrastructure improvements and road upgrades serving the nearby Shotton Edge residential expansion and the commercial development opposite. These enhancements, combined with the land's accessible position and visibility, underline the strategic potential of the site for future uplift in value.

Given its proximity to existing residential areas and established transport links, this land may appeal to private buyers, investors, or developers seeking a well-located holding with scope for future opportunity.





The land will be sold subject to an uplift clause of 25% on any increase in value arising from the grant of planning consent for development within a period of 50 years from the date of sale.

This sale forms part of a wider opportunity alongside Bluebell Cottage and Rose Cottage, both properties are available separately or as part of a combined purchase.

Further details, including boundary plans and clause particulars, are available upon request.

GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: Purchasers should make their own investigations as to the workings of the relevant items. Plans are for identification purposes only and not to scale. All measurements and mileages quoted in these sales particulars are approximate.

Agent Note:

1. The neighbouring properties Rose Cottage and Bluebell Cottage are also available for sale.
2. All three lots share access over the gravel track from Alcester Road.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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