



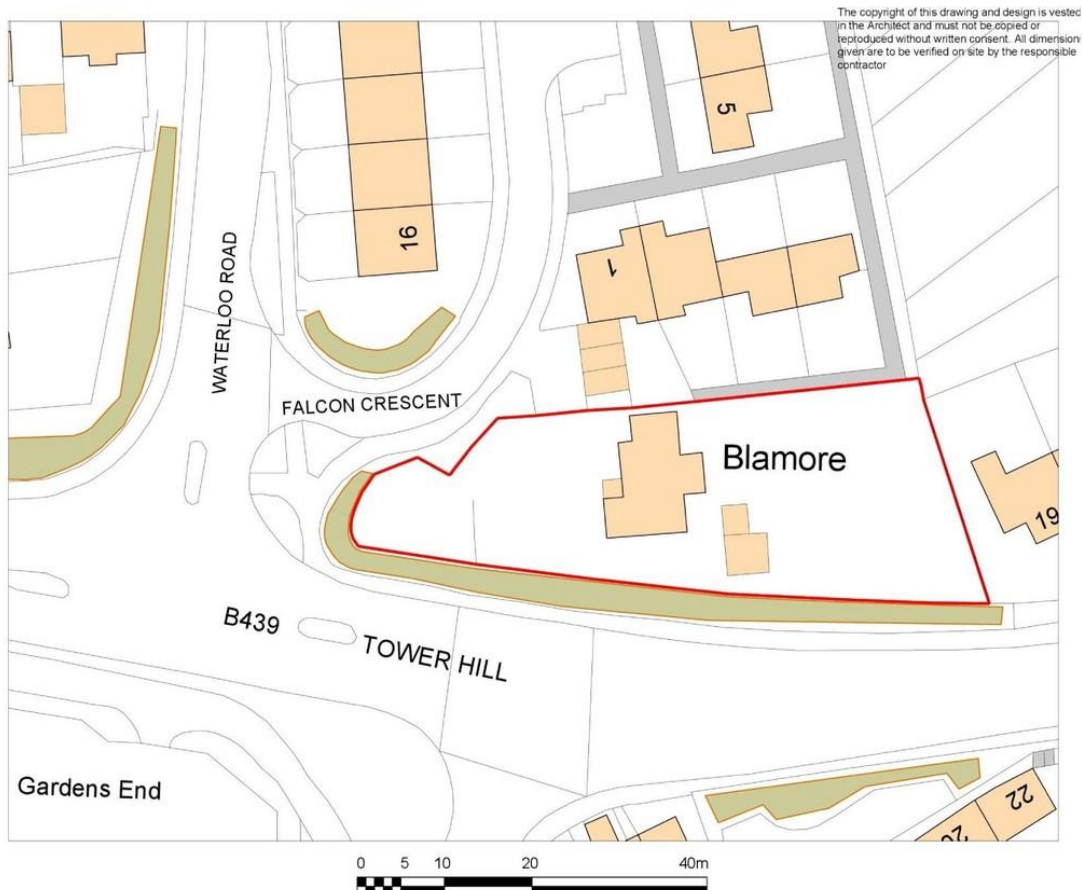
Timothy Lea & Griffiths

Estate Agents & Lettings Agents

Blamore Falcon Crescent Bidford-on-Avon Alcester, Warwickshire B50 4DB

Residential Building Development in Bidford on Avon. The demolition of existing detached family house with detailed planning consent for the construction of two semi-detached dwellings and four terraced dwellings. Planning Ref 16/01851/FUL. 6 two bedroomed houses each comprising 72sq m or 775 sq ft. Site area amounts to 0.32 acres (1300 sq m). Within short walking distance of the village centre with full amenities.

Price: £450,000





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Bidford on Avon is an attractive riverside village, situated midway between Stratford-upon-Avon and Evesham, having the ever popular Cotswold region South of the river and Birmingham with its suburbs further North.

Good railway connections can also be found at Honeybourne and Evesham which have a direct link to London Paddington.

Bidford has its own "good" ofsted recommended Church of England primary school, library, card shop, bakery/team room, hairdressers, beauticians, dentist, Chartered Surveyor and Estate Agent together with Lloyds Bank. There is also a highly regarded Health Centre on the fringe of the village with local transport available. There are also local solicitors, a selection of Churches to include the historically important 800 year old Parish Church of St Laurence, Public Houses and further retail outlets to include an independent Optician. The village also has its own independent local butcher, hardware store, florist and hot food takeaways to include an Indian, Chinese and also traditional Fish & Chips. Independent Retail Pharmacy.

THE PLANNING PERMISSION Detailed planning permission has been obtained to demolish the existing house "Blamore" currently comprises Hall, Lounge, Dining Room, Office/Study, Kitchen, Downstairs Bathroom and Three Double Bedrooms. Garage. The Planning Consent Ref 16/01851/FUL is to provide six new dwellings comprising one pair of semi-detached two bedroomed houses and a terrace of four two bedroomed houses. The existing property benefits from having connection to all mains services gas, water, electric and mains drains.

GENERAL INFORMATION

Fixtures & Fittings

Only the items specifically mentioned in the particulars are included in the sale price.

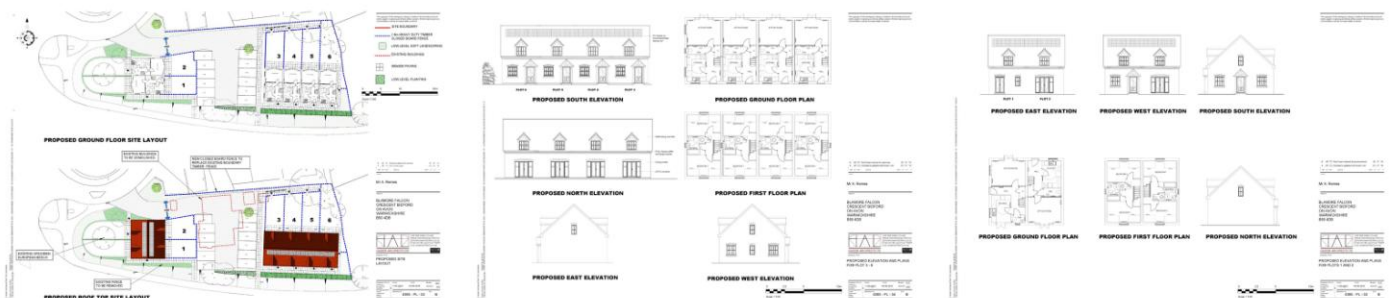
Viewing

Strictly by prior appointment through Timothy Lea & Griffiths (01386) 442255

Anti-Money Laundering

We are now required by HM Customs and Excise to verify the identity of all purchasers and vendors, as such, should you wish to proceed with the purchase of this or any other property, two forms of identification will be required. Further information is available from ourselves.

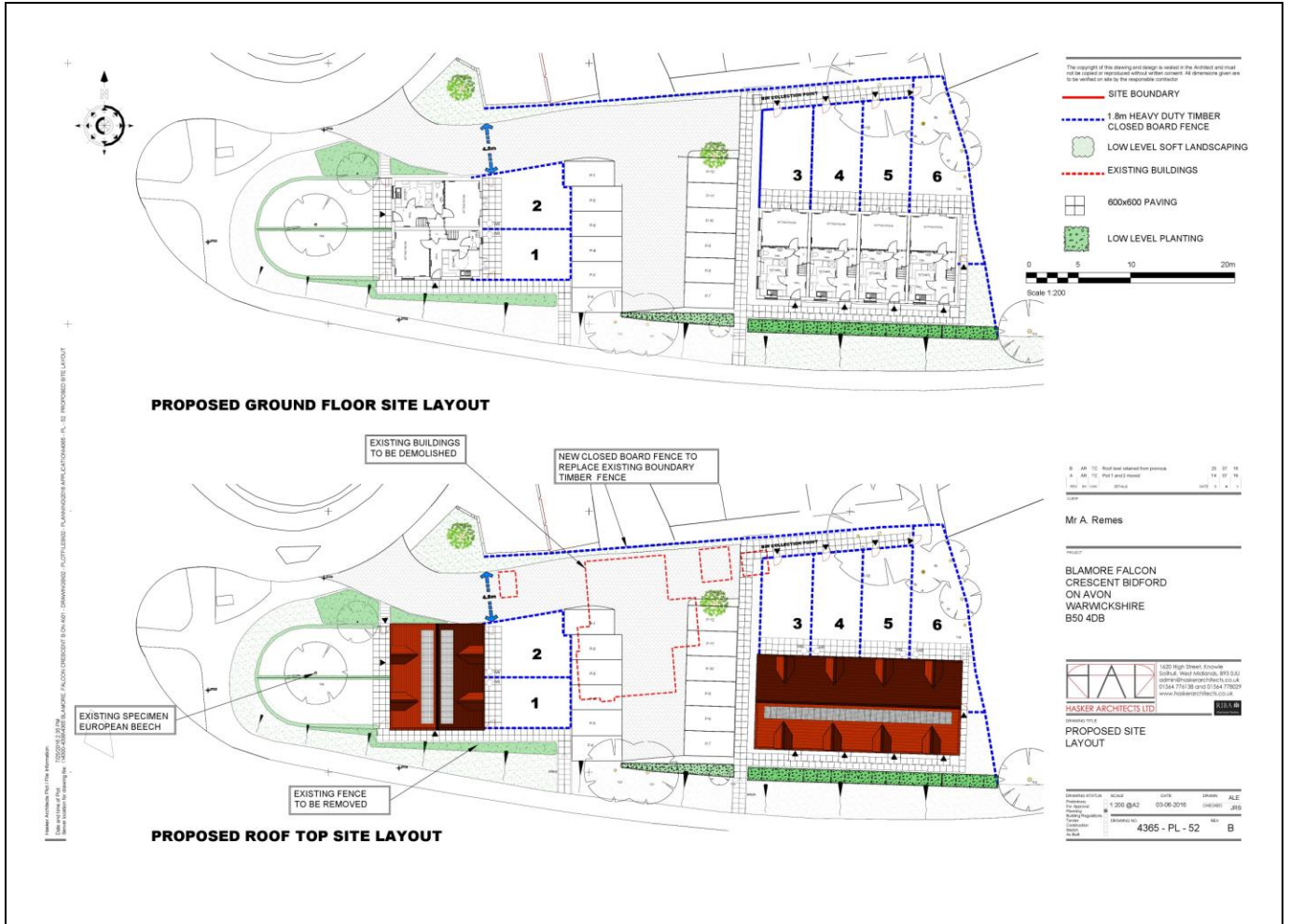
N.B. Whilst we endeavor to make our sales details accurate, if at any point there is anything of particular importance to you, please contact us where we will be pleased to check the information. Please do so, if you are travelling some distance to view the property. These particulars are not to form part of a sale contract and may be subject to errors and/or omissions. The Agents have not verified the property's structural integrity, ownership, tenure, acreage, planning/building regulations' status, square footage, or the availability/operation of services and/or appliances. The property is sold subject to any rights of way, public footpaths, wayleaves, covenants and any other issues or planning/building regulations' matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this Firm's employment has the authority to make or give any representation or warranty in any respect.





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PROPOSED SOUTH ELEVATION

PROPOSED NORTH ELEVATION

PROPOSED EAST ELEVATION

PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

PROPOSED WEST ELEVATION

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Mr A. Remes

BLAMORE FALCON
CRESCENT BIDFORD
ON AVON
WARWICKSHIRE
B50 4DB

HASEK ARCHITECTS LTD

PROPOSED ELEVATION AND PLANS
FOR PLOT 3 - 6

DATE	DESCRIPTION	BY	CHKD
20.07.18	REVISED TO REFLECT CLIENT COMMENTS	JAG	MR
15.07.18	REVISED TO REFLECT CLIENT COMMENTS	JAG	MR
03.06.2018	ISSUED FOR PERMIT	JAG	MR

Scale: 1:100

PROPOSED EAST ELEVATION

PROPOSED WEST ELEVATION

PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

PROPOSED SOUTH ELEVATION

PROPOSED NORTH ELEVATION

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CRESCENT BIDFORD
ON AVON
WARWICKSHIRE
B50 4DB

HASEK ARCHITECTS LTD

PROPOSED ELEVATION AND PLANS
FOR PLOTS 1 AND 2

DATE	DESCRIPTION	BY	CHKD
20.07.18	REVISED TO REFLECT CLIENT COMMENTS	JAG	MR
15.07.18	REVISED TO REFLECT CLIENT COMMENTS	JAG	MR
03.06.2018	ISSUED FOR PERMIT	JAG	MR

Scale: 1:100