



VAUGHANREYNOLDS
ESTATE AGENTS

Alveston Lane
Alveston, Stratford-upon-Avon, CV37 7QF



CONCEPT - BUILD READY

Forming part of an exclusive, new development of just three bespoke homes, Plot 3 is being offered as a unique opportunity for the new owner to purchase the building plot in the first instance (with planning), then work with the developer on a 'Joint Contract' basis to build the property to a pre-agreed specification at a pre agreed price.

The concept of the scheme, which has full planning in place, is to create 3 striking homes in a private backwater setting, each benefiting from a private, enclosed plot with thoughtfully landscaped gardens, to create the feeling of a tranquil oasis.

The accommodation extends to approximately 2,864 sqf, and the interior space is designed to offer a modern ergonomic flow. All the rooms are filled with natural light through an expanse of glazing framing the leafy views. There are several memorable architectural features throughout, such as a bespoke cantilever staircase, luxury kitchen and bathroom fittings and infrastructure for the latest in home automation.

The properties will be built to the highest standard by a local independent developer and will be offered with a 10-year build warranty for extra piece of mind.

Plot Price £742,500
 Joint Build Contract Price £907,500
 Total Cost (Finished House): £1,650,000

Please contact Vaughan Reynolds for further information, in particular the mechanics of how the plot purchase and joint contract will be executed.
 *Finance restrictions / limitations may apply.



PLOT 3

PLOT 1

PLOT 2







0



4



3



0.00 acre(s)

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: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

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.

Services: Mains water, electricity and drainage are understood to be connected to the property. Central heating is oil fired.

Local Authority: Cotswold District Council. Council Tax Band G.

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

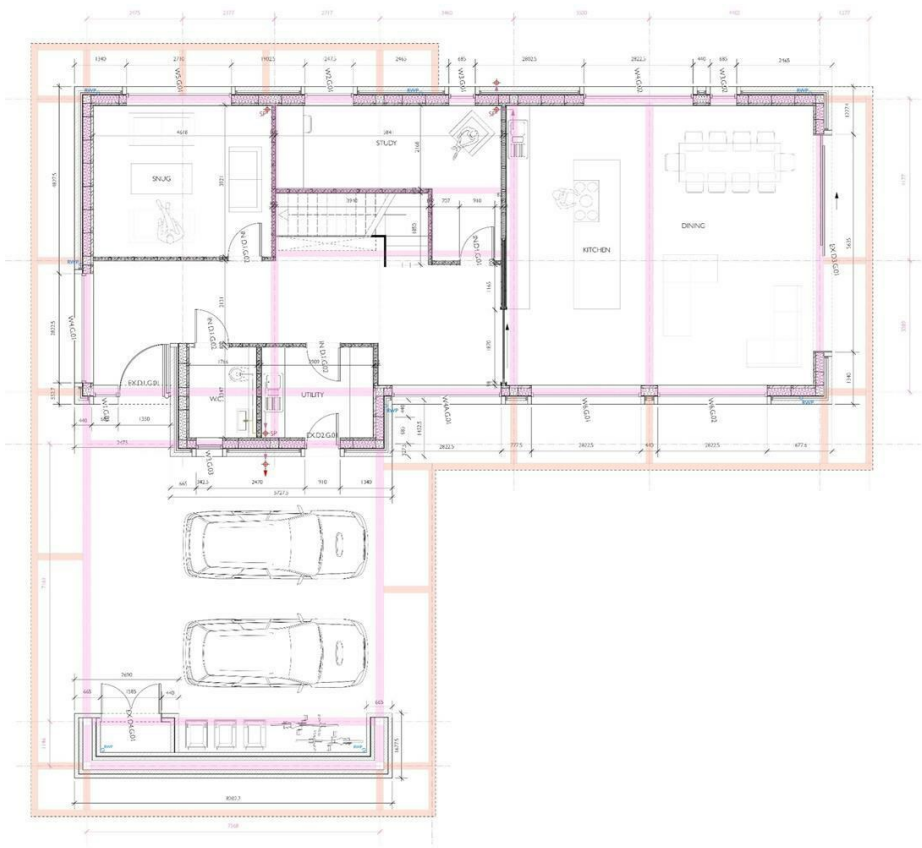
not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) 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. To complete our quality service, John Shepherd & Vaughan is pleased to offer the following:-

Free Valuation: Please contact the office on **01789 292659** to make an appointment.

Professional Survey Department: We offer a full range of professional surveys including the RICS Home Buyers' Survey and Valuation Reports, and full Building Surveys. For professional survey and valuation advice please contact us on **01789 292659**.

John Shepherd Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to www.vaughanreynolds.co.uk.

John Shepherd Vaughan, 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 John Shepherd Vaughan nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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