



VAUGHANREYNOLDS
ESTATE AGENTS

2 Redditch Road
Studley, B80 7AX



Property Description

Located within a prime, central setting in the heart of Studley, a popular established village located towards the Warwickshire and South Birmingham border. This multi-faceted period building boasts an impressive 7,502 sq ft of retail and workshop/storage space (A1 & A2 Use), with the addition of two self-contained residential apartments above and on-site parking.

The premises have been used as a home to a successful, independent swimming pool and hot tub business and bespoke multifuel stoves manufacturer for many years, and as such has been altered to accommodate their showroom, offices and workspaces.

There is significant scope for further redevelopment to suit the new owner's commercial needs. Alternatively, planning is in place to demolish the building and replace with seven new residential dwellings, comprising four, two-bedroom terrace homes and three, two bedroom apartments. Full details of the planning can be found on the Stratford upon Avon District Council Planning Portal. REF: 15/01558/FUL.





Proposed external materials:

Walls: Red stock brick
 Roofs: Plain tiles
 Windows (and French windows): White upvc plain casements with reconstituted stone cills
 Front doors: Painted timber board

roger abbott riba . chartered architect
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 tel: 01789 414553 . mob: 07840 329722 . email: roger.abbott@ribacon.co.uk
 Housing Development at 2 Redditch Road, Studley
 For Planscapes Leisure SIP
 Proposed Front and Rear Elevations of Dwellings 1, 2, 3 and 4
 Scale 1:100. March 2015. Drawing ra196.12

Location

Studley comprises a small Warwickshire town, situated amidst delightful countryside, close to the borders of Worcester and offering a good range of local shops and amenities. Studley is also located only 8 miles south of junction 3 of the M42 and is readily accessible to the surrounding centre including Alcester 4 miles, Redditch 3 miles, Birmingham 20 miles and Stratford upon Avon 12 miles. Birmingham International Airport and Railway Station are about 18 miles away and Warwick Parkway Station also offers fast links to Birmingham City Centre and London Marylebone.



Summary of new living accommodation:
(Internal gross floor areas in m²).

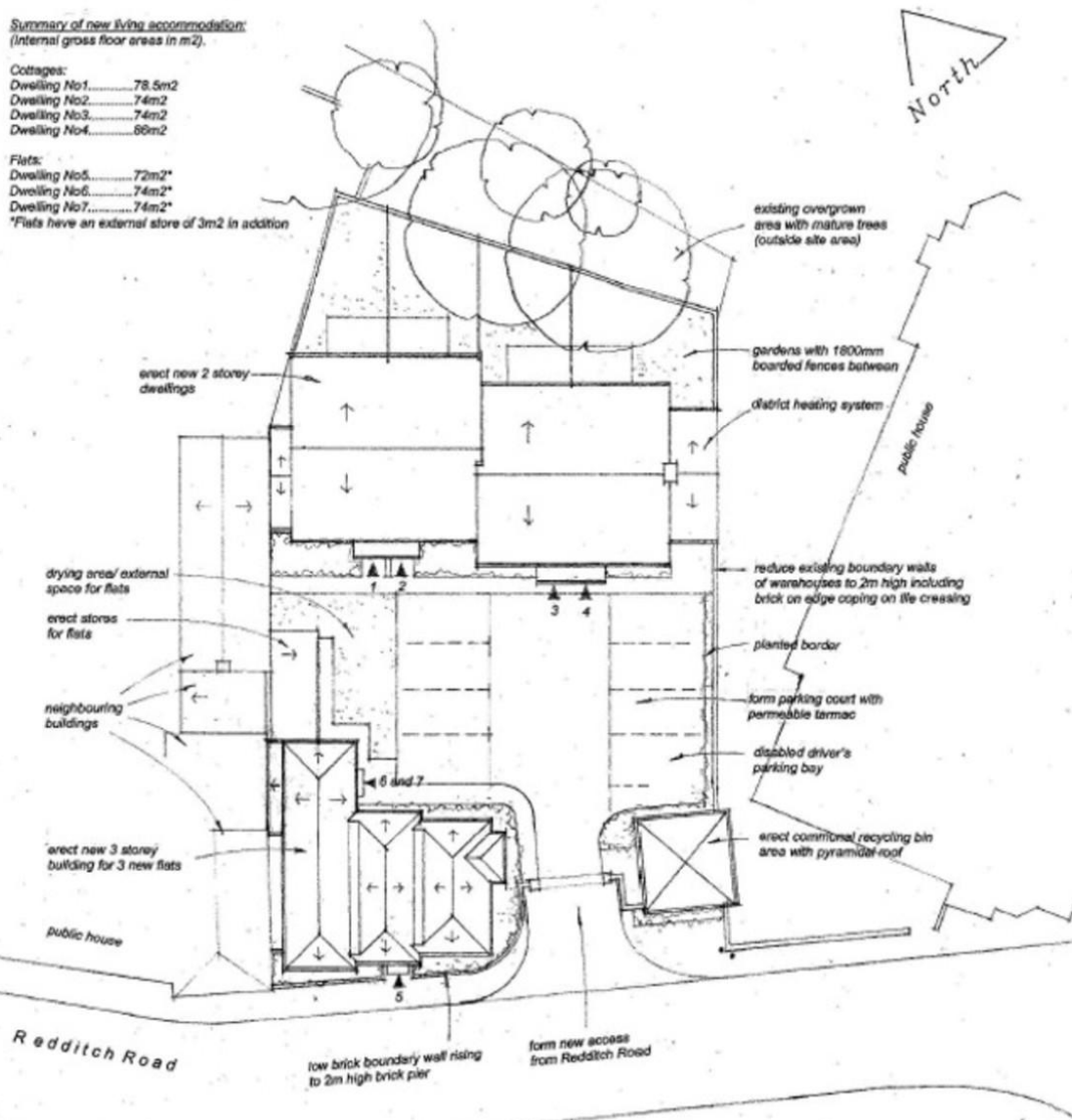
Cottages:

Dwelling No1.....78.5m²
Dwelling No2.....74m²
Dwelling No3.....74m²
Dwelling No4.....88m²

Flats:

Dwelling No5.....72m²*
Dwelling No6.....74m²*
Dwelling No7.....74m²*

*Flats have an external store of 3m² in addition



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: All mains services are understood to be connected to the property.

Local Authority: Stratford-upon-Avon District Council.

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, VaughanReynolds is pleased to offer the following:-

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VaughanReynolds 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.

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