

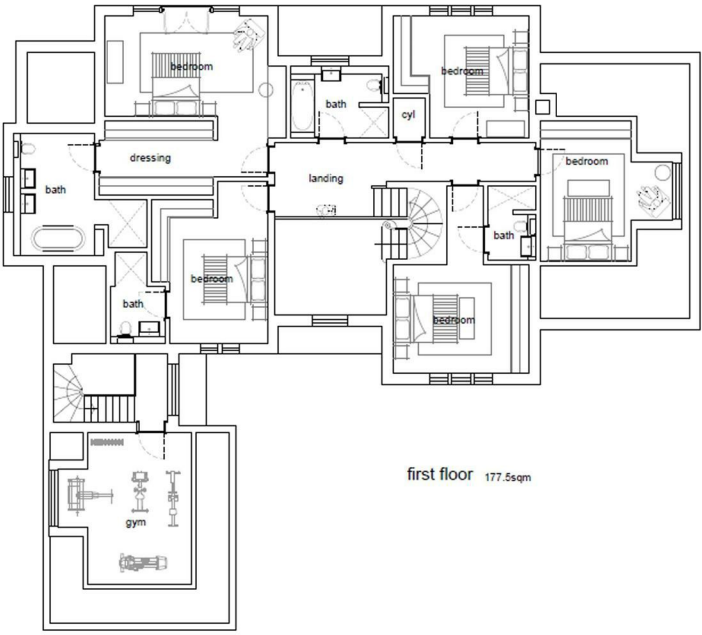
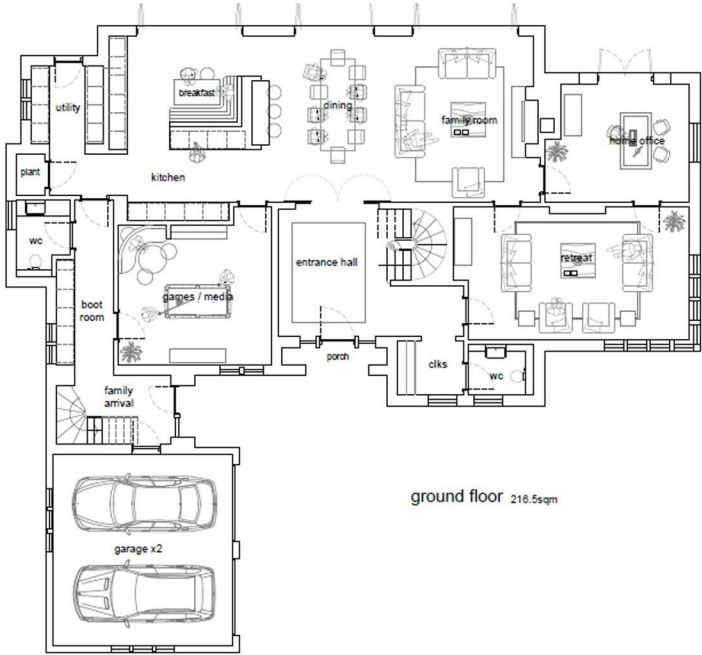


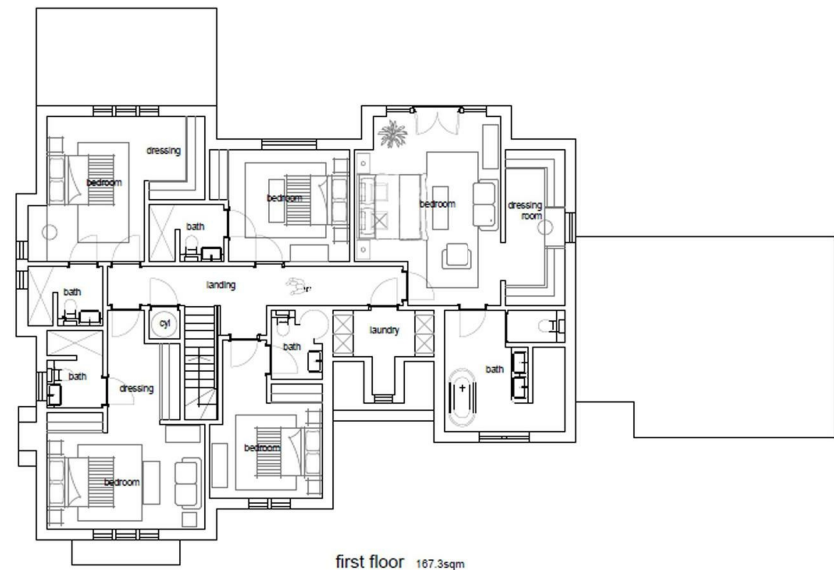
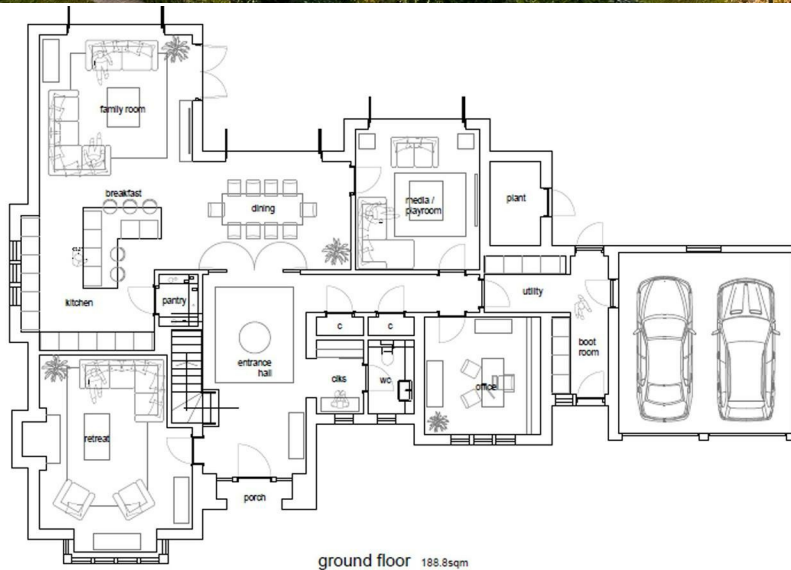


Occupying an enviable position on the edge of the sought-after village of Binton, Grafton Lodge Nurseries presents an outstanding residential development opportunity with the benefit of full planning permission for four individually designed executive homes.

Set within an attractive semi-rural setting, the scheme has been thoughtfully conceived to deliver a collection of spacious, high-quality family homes that blend traditional architecture with contemporary living. The approved designs offer generous accommodation, attractive street scenes and well-proportioned gardens, creating a development that will appeal to discerning purchasers seeking village life within easy reach of Stratford-upon-Avon.

Planning permission has been granted for four detached executive residences, each designed to provide impressive open-plan living spaces, generous bedroom accommodation, garaging and large gardens, with careful consideration given to privacy, landscaping and the character of the surrounding area.



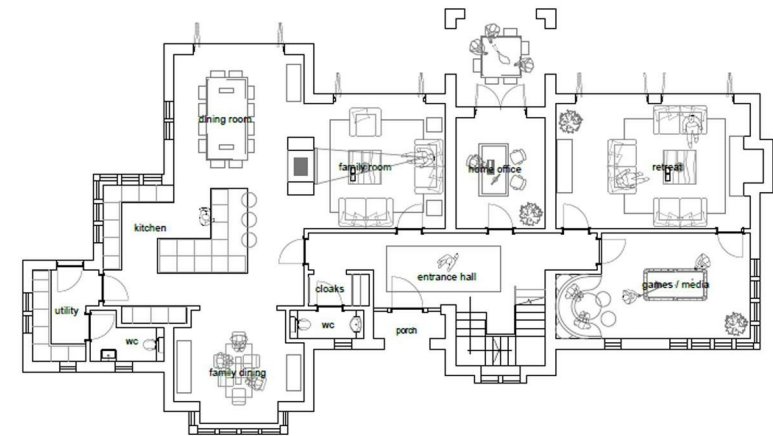




Binton remains one of South Warwickshire's most desirable villages, offering a peaceful rural environment whilst enjoying excellent connectivity. Stratford-upon-Avon is only a short drive away, providing an extensive range of shopping, leisure and educational facilities, together with direct rail links to Birmingham and London. The surrounding countryside, nearby Cotswolds and excellent road network continue to underpin strong demand for quality family homes within the area.

With planning secured and the groundwork completed from a design perspective, Grafton Lodge Nurseries offers developers, investors and bespoke housebuilders the opportunity to deliver an exclusive development in a location where premium new homes remain in consistently short supply.

Further information, including planning documentation, technical reports and supporting information, is available upon request.



ground floor 191.9sqm



first floor 150.5sqm



ground floor 211.6sqm



first floor 158.6sqm



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. N.B. Some of the images used may have been enhanced using AI.

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: Electric, water and drainage is available on site.

Local Authority: Stratford, Council Tax Band New Build

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.

VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk