



Safety Health and Environmental Information	A2
The following risks are identified as unusual or unfamiliar to a competent contractor	
CONSTRUCTION RISKS There are no significant or unfamiliar risks	
DEMOLITION RISKS (FUTURE) There are no significant or unfamiliar risks	
It is assumed that all work will be carried out by a competent contractor working, where appropriate, to an approved method statement	



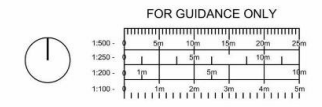
REV	DETAILS	DATE	ISSUED
 brownhill hayward brown chartered architects			
STREET 1243227 - 01203@bhahaywardbrown.co.uk		DRAWING NO.	
Land off Millers Close, Welford-on-Avon		3532-02	
Plot Layout Plan		REV	DATE
Rosconn Strategic Land		K	Nov '19
PLANNING		SCALE	A2
✓	LA	AC	1:500 @ A2
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Custom/Self Build Plots
Land off Millers Close
Welford-on-Avon
CV37 8QG



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LEGEND

- PLOT BOUNDARY**
Plot area
- BUILD AREA**
No element of the built form shall exceed this line
- FRONTAGE LINE**
No built form must exceed this line
- REAR BUILDING LINE**
No built form must exceed this line

Note: This does not preclude subsequent rear extensions allowed in the future under permitted development rights or by separate planning permissions.

REV	DETAILS	DATE	CHECKED

brownhill hayward brown
chartered architects

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Land off Millers Close, Welford-on-Avon		DRAWING NO. 3532-03	
Parameters Plan		REV	DATE
Rosconn Strategic Land		K	Nov '19
PLANNING		DRAWN	CHECKED
		LA	AC
		SCALE 1:500 @ A2	

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Land off Millers Close, Welford-on-Avon

A fantastic opportunity to purchase one of only 10 serviced custom/self-build plots on a development within the well regarded village of Welford on Avon, conveniently located close to the village centre. Each plot will be fully serviced with mains electricity, drainage and water and will accommodate a detached property of either 1 or 2 storey and in accordance with the Approved Design Code document.

Planning Permission and Purchasers Restrictions and Obligations

The development benefits from outline planning permission for up to 10 custom/self-build dwellings with access of Millers Close.

For the initial 12 weeks of marketing purchasers must have a Local Market Connection to Stratford-upon-Avon District. Please contact the agents for further details on the Local Market Connection requirements.

The sale of the plots are on a self build/custom build basis meaning that purchasers who develop the plot will need to reside in them.

Successful purchasers will have six months to obtain planning permission, which they will be responsible for, and a further 18 months for completion of the building works.

Purchasers will be required to demonstrate that they are able to finance the build process through to completion.

Information Pack

An information pack which will include copies of the Planning Decision Notice and relevant documents, along with individual plot passports for each plot to help identify the constraints and opportunities.

Interested parties would be encouraged to speak to BHB Architects who have a working knowledge of the site due to their involvement with the Outline Planning Approval and prepared the following documents Design Code Rev D and Design and Access Statement, the indicative plans 3532-02 Rev K (Plot Layout Plan) and 3532-03 Rev K (Parameters Plan). Contact details will be provided to interested parties via the Agents.

Prices

Prices During initial 12 week Local Connection Marketing Period

Plot	Size	Price
1	608 sq.m	£417,500
2	543 sq.m	£345,000
3	538 sq.m	£345,000
4	533 sq.m	£345,000
5	671 sq.m	£370,000
6	644 sq.m	£427,500
7	560 sq.m	£410,000
8	633 sq.m	£382,500
9	629 sq.m	£380,000
10	721 sq.m	£380,000

Viewings

The site is currently occupied by a large glass house plant nursery structure, demolition is schedule to take place early April '25. As such access is limited and viewings are by appointment only.

Viewings to be arranged by prior appointment with the sole selling agents, Hart Homes on 01564 791111.

