



**AITCHISON  
RAFFETY**



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- Freehold development land with consent for a new health centre and pharmacy
- Forms part of a large urban extension to the west of Stratford-Upon-Avon
- Serviced land
- The site forms part of a wider development including 800 new homes, a local centre and primary school

**Freehold development site with planning consent for a health centre**

Approximately 0.508 ha (1.25 acres)

**FOR SALE**

**Development Land at  
Shottery,  
Stratford-Upon-Avon**

Health Centre Development Land, West Green Drive, Shotton, Stratford-Upon-Avon CV37 9HZ

**Location**

The site is located within the desirable market town of Stratford-Upon-Avon which is synonymous with the writer William Shakespeare. The land is situated within the residential district of Shotton on the western edge of the town approximately 1.7 miles from the town centre and 0.5 miles from the A46, which links Stratford-Upon-Avon with the M40, M42 and M5 motorways. Access to the site is currently via West Green Drive, but the main access point will be from Grasshopper Way once the Shotton West Relief Road opens in summer 2026. The site is located in a corner position at the entrance of Grasshopper Way and is positioned opposite the entrance to the proposed new primary school and adjacent to new dwellings.

**Description**

The land forms part of a new urban extension currently under construction by Bloor Homes and Bovis Homes, which comprises approximately 800 new homes together with a new local centre, primary school and country park. The development also includes a new arterial relief road, Shotton West Relief Road, which has been constructed and work to connect the final section of road to the A46 has commenced and the Relief Road will be open to traffic in Summer 2026. The development is progressing well, with construction of the school set to begin in summer 2026.

The land provides a level and serviced development site of approximately 0.508 hectares (1.25 acres) with consent for a single storey medical centre and pharmacy together with dedicated parking for up to 33 cars.

**Accommodation**

The site comprises approximately 0.508 ha (1.25 acres) and the current planning consent provides for a building of approximately 765 sqm (8,234 sq ft) GIA. Measurements provided by the Architects plans.

**Planning**

The site forms part of the wider planning consent for whole development including the ancillary community facilities listed under applications 15/03785/VARY and 19/02829/REM. The vendors have secured reserved matters approval for the health centre land which is subject to various conditions upon the Reserved Matters approval and obligations as set out in the S106 Agreement. Further details can be obtained from the agents upon request.

**Tenure**

We are advised that the property is offered freehold, but leasehold enquiries will also be considered from suitable occupiers.

Health Centre Development Land, West Green Drive, Shottery, Stratford-Upon-Avon CV37 9HZ

**EPC**

Not applicable

**Services**

We understand the site is serviced with all mains utilities. Interested parties should make their own enquiries.

**Money laundering**

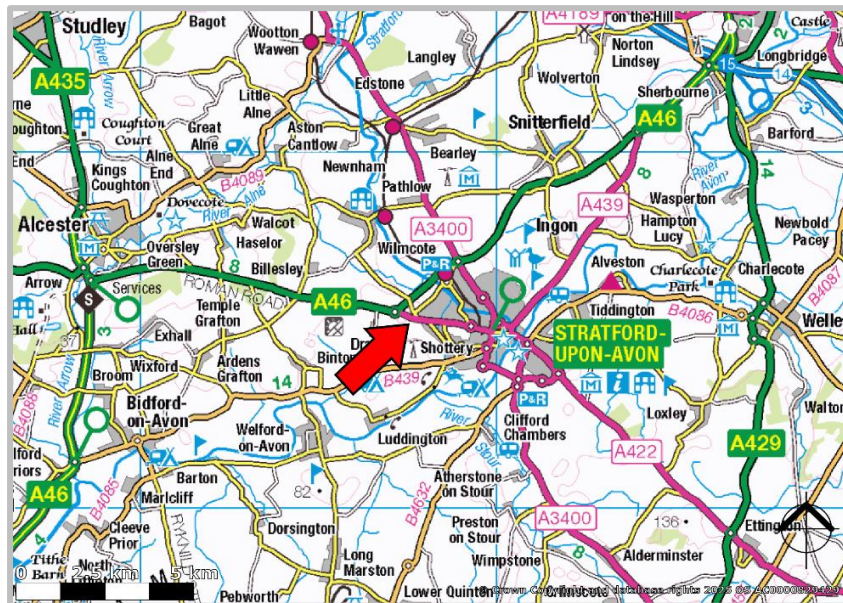
Under the Money Laundering Regulations 2017, Aitchison Raffety will require any purchaser to provide proof of identity and address prior to exchange of contracts.

**VAT**

All figures quoted are exclusive of VAT if applicable.

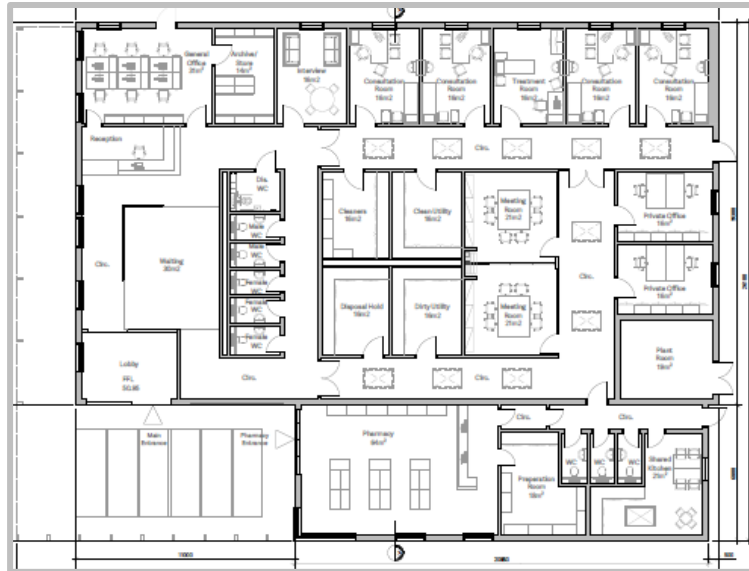
**Price / Terms**

Offers are invited for the freehold interest.



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Proposed Internal Layout



Proposed Site Layout Plan



Health Centre Development Land, West Green Drive, Shotton, Stratford-Upon-Avon CV37 9HZ

### **Further Information**

For further information please contact the sole agents:-



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