



Bidford Road, Ardens Grafton, B49 6DP

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# £975,000

- Residential development opportunity or Office complex
- Self contained site with rural outlook in a village setting
- Prior Approval for Change of use to 3 houses (24/01669/COUMA)
- IPMS 3 Office 328m2 (3,532sq. ft)

Originally built in 2004, the property consists of five office units within two, single storey detached buildings. They are arranged around a central car parking courtyard providing spaces for 18 vehicles. The view from the rear of the site, in an easterly direction, is of a rural outlook.

The site represents a development opportunity with Class MA approval for Residential Conversion. It has permission for a change of use of the buildings to three dwelling houses via 24/01669/COUMA.

### Location

Ardencroft Court is located within the pleasant Warwickshire village of Ardens Grafton near Stratford upon Avon. It is situated approximately 4 miles east of Alcester and 14 miles west of the county town of Warwick.

The village sits equi-distant approximately 1 mile from two entry points onto the A46 trunk road which gives access in turn to the M40 junction 15 at Warwick and the M5 junction 9 at Ashchurch approximately 20 miles distant.

### Planning

The property has planning permission via Prior Approval for Change of use of the buildings to three dwelling houses via 24/01669/COUMA (Stratford-upon-Avon Planning Department).

The proposed new dwellings comprise:

- Unit 1 – A three-bedroom detached property of approximately 1,250 sq. ft. (116.12 sq. m.)
- Unit 2 - A four-bedroom semi-detached property of around 1,200 sq. ft. (111.48 sq. m.)
- Unit 3 – A three-bedroom semi-detached property of approximately 1,100 sq. ft. (102.19 sq. m.)

### Accommodation

Existing accommodation across all offices totals IPMS 3 Office 328m2 (3,532sq. ft)

### Tenure

The property is Freehold and to be sold with vacant possession from March 2025.

### Business Rates

There are three listings for Business Rates:

Unit 1 £8,600  
Unit 1a £7,400  
Units 2-4 £27,250

Qualifying businesses with a rateable value of £12,000 or below currently get 100% relief. This relief will decrease on a sliding scale for rateable values between £12,000 to £15,000. In addition, such businesses will have their bill calculated using the small business rates non-domestic rates multiplier. Enquire at [www.stratford.gov.uk](http://www.stratford.gov.uk) for more details.

### Services

Electricity and mains water are understood to be connected to each of the units. The site has a private sewerage system. All interested parties are advised to make their own enquiries with the suppliers to ensure continuity of supply.

### Energy Performance Certificate

The property has three EPC certificates. All are B Rated

The current EPCs are valid until January 2033.

### VAT

VAT will be applicable to the sale price for units 1,1a, 2 & 3.

### Viewing

To arrange a viewing please contact the commercial Team on 01789 387882 or [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk).

### Legal Costs

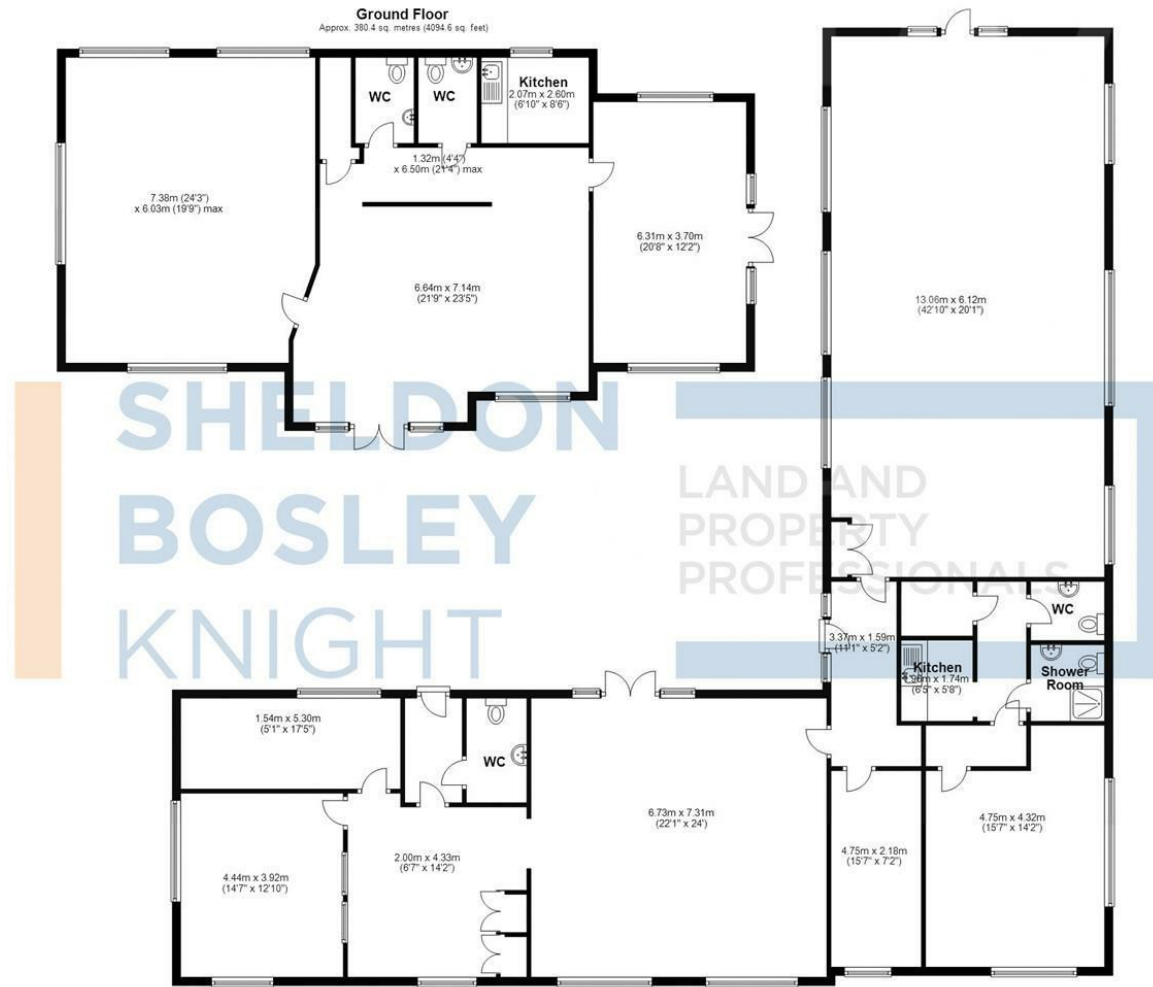
Each party will be responsible for their own costs.

### Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.



# Plan



Total area: approx. 380.4 sq. metres (4094.6 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUz.

For further information please email [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk)