

Stretton House

STRETTON COURT • HINCKLEY • LE10 3HZ

FOR SALE

- Unique setting of a Charity former yoga and meditation retreat
- Private residence or development opportunity
- Main house with annexe in approximately 20 acres (8.20 hectares)
- Suitable for a variety of alternative uses subject to necessary planning consents
- For Sale Freehold with Vacant Possession

RAPLEYS

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LOCATION

The property has open countryside views and is situated in a rural location on the outskirts of Burbage, just 3 miles south of Hinckley and 5 miles east of Nuneaton. The immediate vicinity is of mixed-use, with farmland and a residential area nearby. The property benefits from excellent privacy, with an attractive woodland shielding from Watling Street.

Stretton House is the primary structure within Stretton Court - an adopted road - which comprises 5 private residences, formed from stables and outbuildings that were originally part of Stretton House.



ROAD

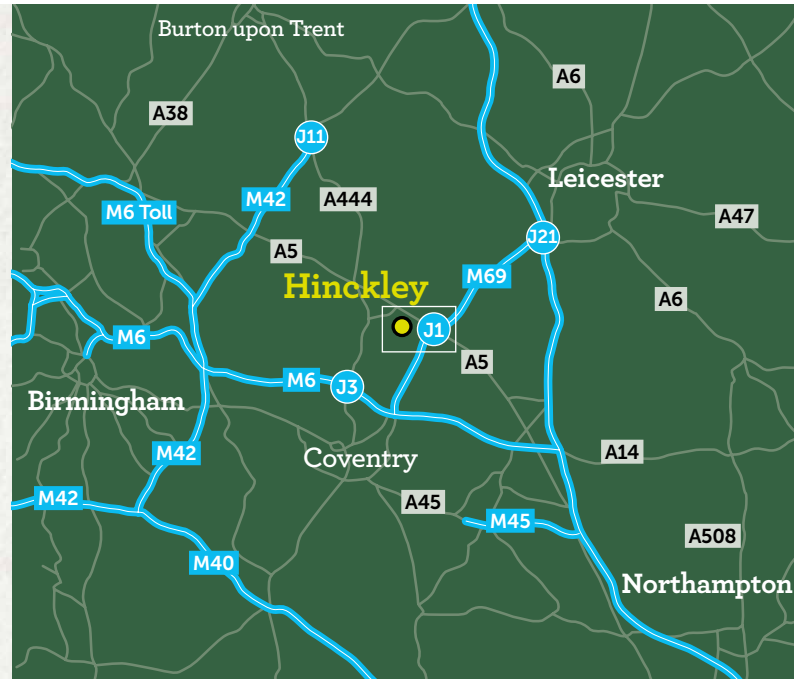
The Hinckley area is in central England and has excellent road network connectivity.

The property is accessed from Watling Street (A5) and is about 1 mile from the M69 J1 - linking to the M6 and M1 as well as other major A roads.



RAIL

The nearest train stations are Hinckley and Nuneaton for direct links to London and Birmingham.





DESCRIPTION

Stretton House is a delightful property that feels as though it ought to be listed but dates from only 1920. It is set amongst 20 acres (8.01 hectares) of landscaped gardens with south facing lawns and mature trees as well as open fields. It is brick built with a clay tiled roof and is arranged over ground and first floors with further space to cellars and lofts.

The property has been the subject of extensive recent refurbishment with new PVCu double glazed windows, re-wiring, new hot water and heating, security CCTV and alarm systems and is presented in very good condition with neutral decoration. There is the potential for further personal mark on the property with new kitchens and bathrooms.

The property is evidently a desirable residence and is formed of the main house with large reception rooms and five bedrooms, plus the annexe that has its own reception rooms and three bedrooms. Floor plans indicate the primary accommodation layout and the rooms are scheduled to indicate room sizes.

Amongst the extensive grounds are various outbuildings including stables, workshops and garages.



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TITLE

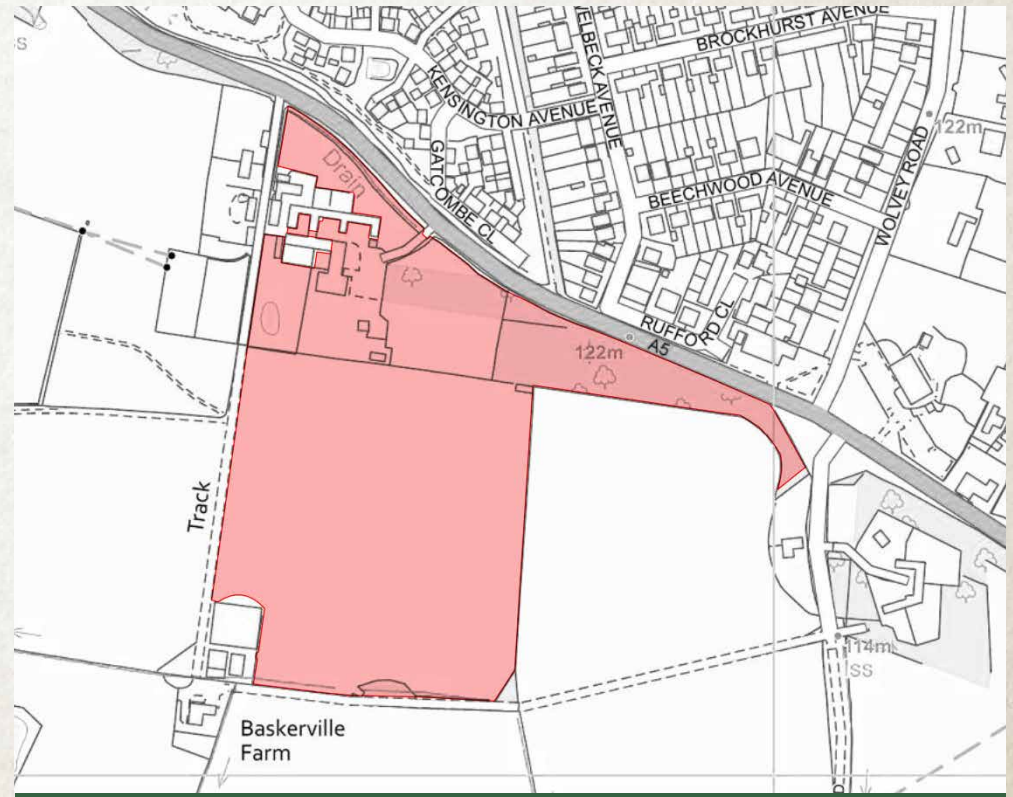
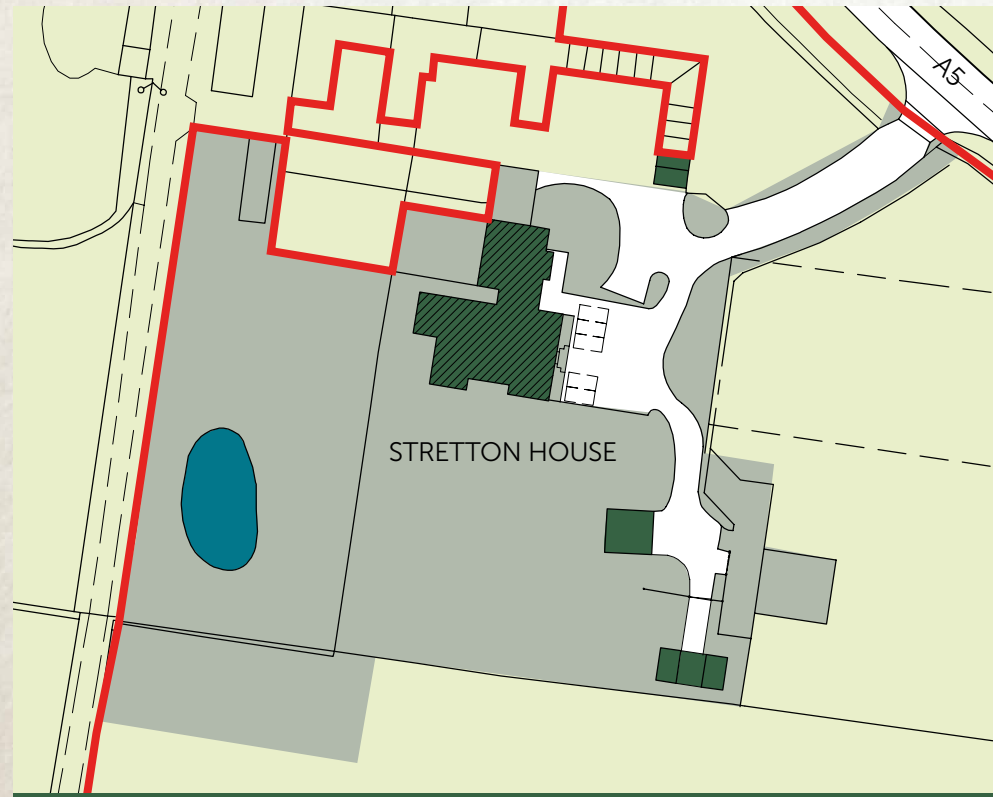
The property is listed at Land Registry under title WK240472.

UTILITIES

The property benefits from having mains services for water, gas and electricity. Heating is by way of gas fired boilers and radiators throughout.

PLANNING

Stretton House falls within 2 jurisdictions; Hinckley and Bosworth District Council and Rugby District Council. The site use is officially Class C3 residential but has most recently been used as D1 Yoga and meditation retreat, for which an application was submitted but turned down on appeal. In addition to the current use, the site has potential for many alternatives such as conversion to residential flats/homes as well as scope to convert the property into a hotel or retirement/care home. Any conversion/redevelopment to the main building and gardens are subject to necessary planning consents.



ACCOMMODATION

The property comprises the following approximate floor areas:

MAIN HOUSE

	Max Dimensions	
Ground Floor	m	ft/in
Lobby	1.95x2.09	6'6"x6'10"
Hall	2.56x2.09	8'5"x6'10"
Main Hall	7.74x5.44	25'5"x17'10"
Reception Room	4.70x5.59	15'5"x18'4"
Dining Room	8.50x5.46	27'11"x18'0"
Living Room	4.70x7.70	15'5"x25'3"
Kitchen	6.34x5.43	20'10"x17'10"
Kitchen Lobby	1.23x2.38	4'4"x7'10"
Utility	3.10x1.72	10'2"x5'8"
Cloakroom	3.18x3.32	10'5"x10'11"
First Floor	m	ft/in
Bedroom 1 + en-suite	4.71x6.67	15'5"x21'10"
Dressing Room	3.00x3.47	9'10"x11'5"
Bathroom	4.72x3.76	15'6"x12'4"
Bedroom 2	4.69x5.42	15'5"x17'9"
Bedroom 3	2.93x5.45	9'7"x17'10"
Bedroom 4 + en-suite	4.69x6.73	15'5"x22'1"
Bedroom 5	5.12x2.90	16'5"x9'6"
Bathroom	3.60x2.00	11'10"x6'7"
Cellar	m	ft/in
Part 1 – connected	2.92x2.24	9'7"x15'2"
Part 2 - connected	4.63x2.19	15'2"x7'2"
Loft	m	ft/in
Room 1	3.84x3.92	7'6"x13'0"
Room 2	3.08x2.56	10'1"x8'5"

ANNEXE

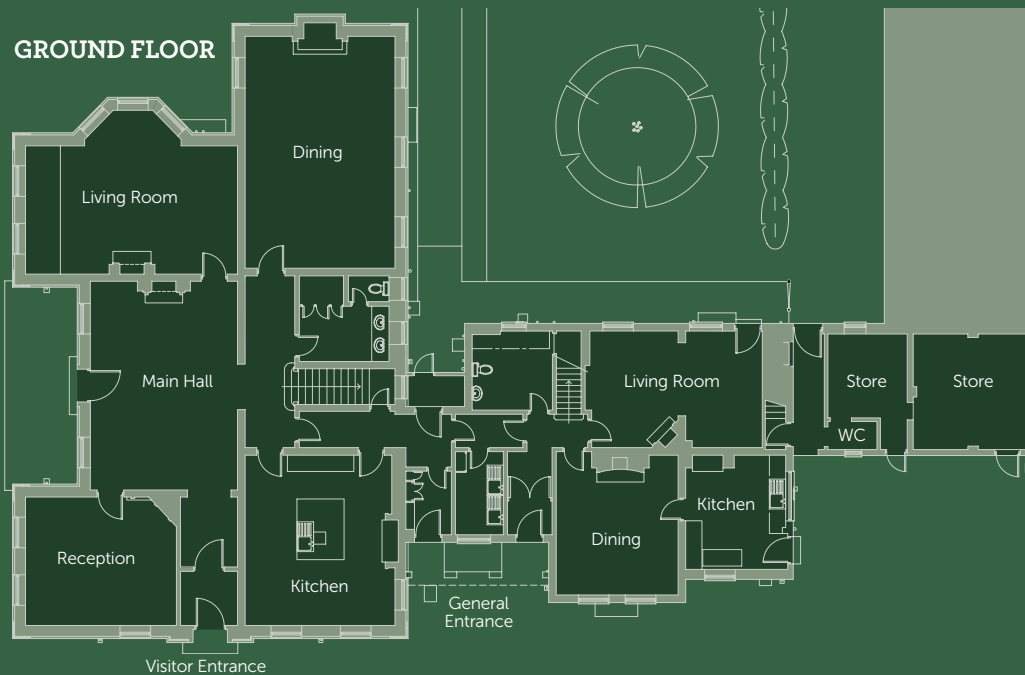
	Max Dimensions	
Ground Floor	m	ft/in
Hall	3.00x1.50	9'10"x4'11"
Dining Room	5.23x4.44	17'2"x14'7"
Living Room	4.24x6.54	13'11"x21'5"
Kitchen	3.74x3.70	12'3"x12'2"
Cloakroom	2.80x2.80	9'2"x9'2"
Store 1	4.28x2.90	14'0"x9'6"
Store 2	4.26x4.28	14'0"x17'9"
First Floor	m	ft/in
Bedroom 6	4.51x5.41	14'10"x17'9"
Bedroom 7	5.29x4.51	17'4"x14'10"
Bedroom 8	5.88x3.77	19'3"x12'4"
Dressing	3.90x2.43	12'10"x8'6"
Bathroom	2.80x2.80	9'2"x9'2"

	Hectares	Acres
Total Site Area	8.20	20

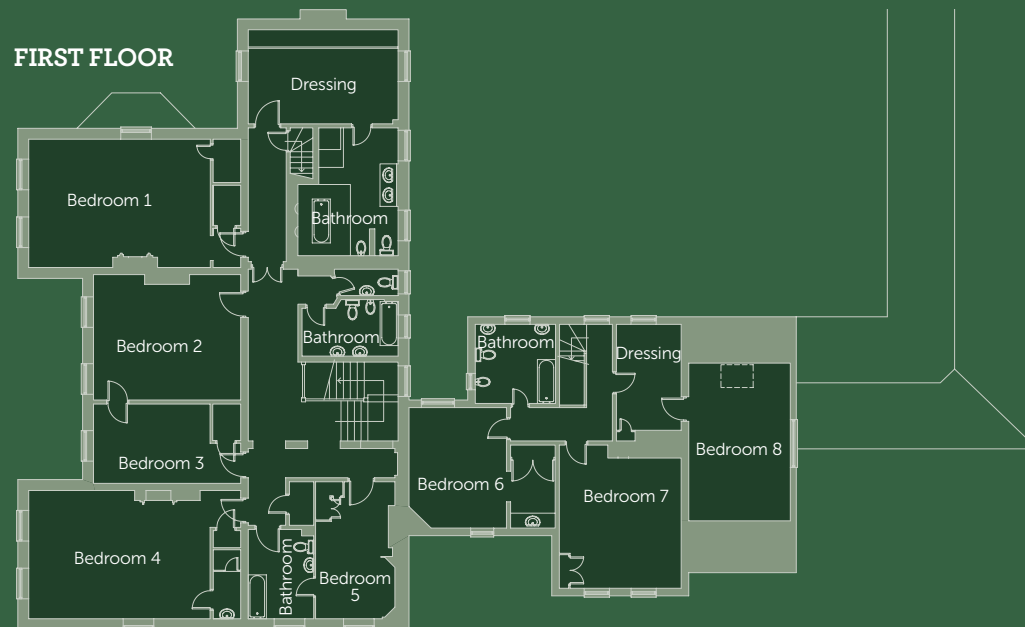
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Unless otherwise stated, the site areas are scaled from the Promap Mapping System and must be verified by interested parties.

GROUND FLOOR



FIRST FLOOR





TENURE

For Sale freehold with vacant possession.

TERMS

The property will be sold by way of informal tender (unless sold prior) and offers are invited for the freehold site on an unconditional or subject to planning basis and are guided at £2.5m.

All submissions should include the following information:

- Details of any conditions attached to the offer
- Confirmation of funding
- Confirmation of board approval if applicable
- Proposed timescales for exchange and completion

Offers should be submitted via email to Graham Smith. The vendor does not bind themselves to accept the highest or any offer received.

COUNCIL TAX

We are advised that the council tax banding for Hinckley and Bosworth District Council is H. The Burbage Parish charge for 2020-21 is £3,663.06.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

ENERGY PERFORMANCE

Energy Performance Asset Rating – C57.

VAT

All figures quoted are exclusive of Value Added Tax which will be not be charged.

VIEWING

Strictly by appointment with:

Graham Smith
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07467 955294

RAPLEYS

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