



Land & Buildings at Former Washford Farm

Icknield Street Drive, Studley, B80 7BD

Development Site

2.43 Acres
(0.98 Hectares)

- Prominent Roadside Site
- Redevelopment Potential
- Mixed Use
- Vacant Possession
- GIA circa 20,250 sqft (1880sqm)
- 2.43 Acres (0.98 Hectares)

Summary

Available Size	2.43 Acres
Price	£1,100,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Location

The property is situated in a prominent location on the outskirts of Studley, Warwickshire. The property benefits from convenient access to major road networks, including the A435 and M42, with Birmingham, Redditch, and Stratford-upon-Avon within 15 miles.

Description

The property comprises of a mix of residential, commercial, and agricultural buildings set within a roughly triangular 2.43-acre (0.98-hectare) site.

The property is accessed via a Private Road and offers the potential for a further access subject to Highways approval.

The property offers significant redevelopment potential and includes the following key elements:

Residential Accommodation:

A detached two-storey block configured as seven self-contained apartments, adjacent to the Miller & Carter Restaurant car park. In need of refurbishment throughout.

A pair of semi-detached cottages, one with three bedrooms the other having one bedroom, both require full refurbishment.

Commercial & Agricultural Buildings:

A detached steel portal framed warehouse with a Gross Internal Area (GIA) of 4800sqft (447sqm).

A collection of former agricultural buildings in varying states of disrepair. Extending to circa 11,000sqft (1022sqm).

Externally, the property benefits from a substantial concrete-surfaced Yard area.

Viewing

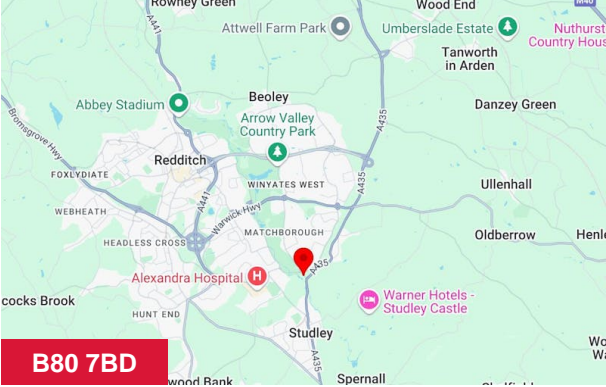
Strictly by appointment only via our office on 01527 584 242

Asking Price

£1,100,000

Services

We understand that all mains' services are available.



Viewing & Further Information



Ben Truslove
01527 584242 | 07791 371032
ben@truslove.co.uk



Ian Parker
01527 584242 | 07977 008815
ian@truslove.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 23/04/2025