



For Sale

Town Centre Residential
Development Site with
Planning Consent for 10
Refurbished Apartments at:-

Our Lady's Convent

Wood Street • Southam • CV47 1PP

Site area:

0.734 Acre (0.297 Hectares)

Offers in the region of
£800,000 subject to contract

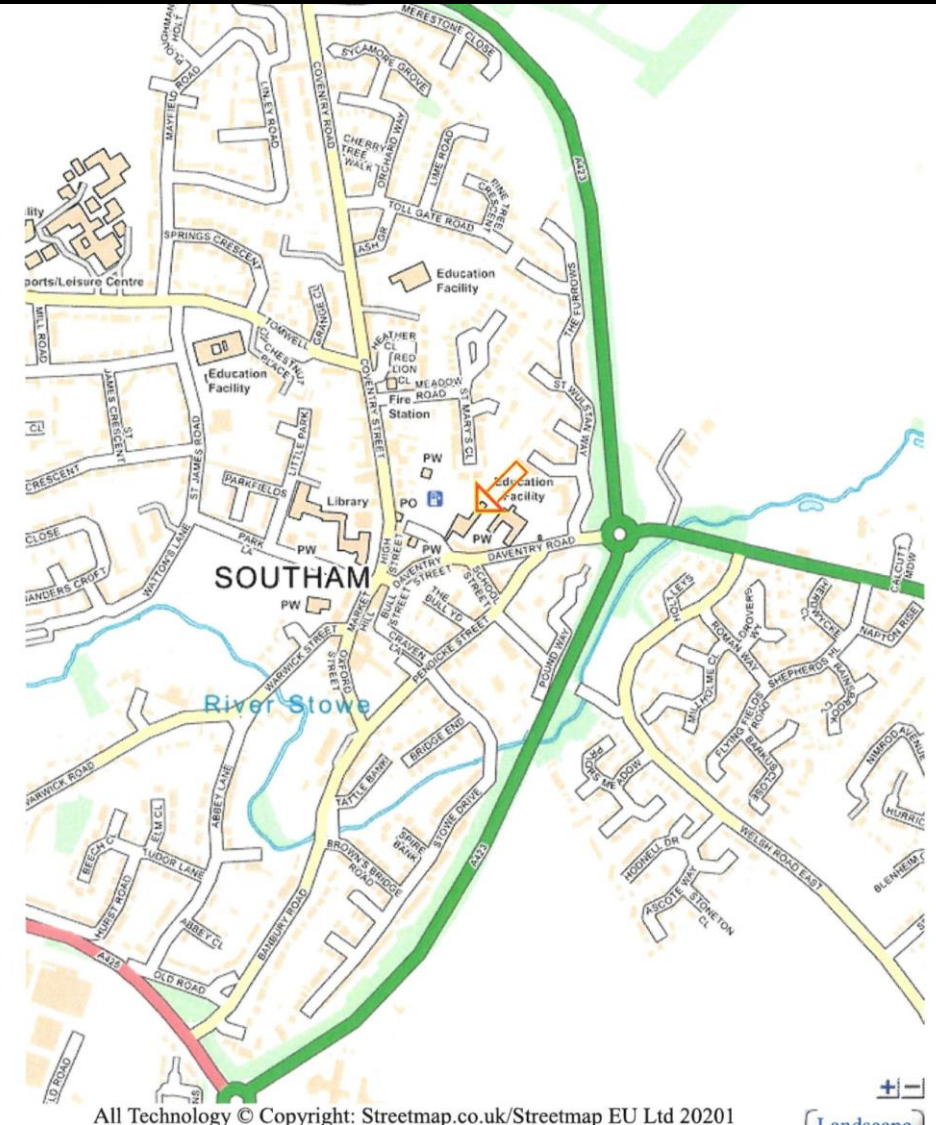
Location

The property is located adjacent to Our Lady and St Wolfrun Catholic Church in the heart of the Market Town of Southam, a short distance east of Market Hill, the principal trading area for Southam. It is adjacent to a Local Authority surface car park via which emergency vehicular access is available to the site. The site is approached underneath an archway beneath the Cloisters Residential Development and through a gate. Adjacent to the site is a Catholic Primary School.

Description

The property comprises:-

- Former retirement rooms for an order of Nuns, occupied until approximately 2007.
- It comprises of brick-built structure with tiled roof, 2 storey, attached to the Church and with attractive landscaped gardens.
- Vehicular access is available via the adjacent residential development and pedestrian access is available off Wood Street through a passageway adjacent to the Catholic Church.
- Total site area is 0.734 of an Acre (0.297 of a Hectare) and the Gross Internal built area of the consented scheme is 8,379 sq ft (778.4 sqm).
- There is an emergency vehicular access to the site from the adjacent surface car park which was acknowledged in a previous planning consent as being acceptable for emergency use by Stratford District Council. Rights have been reserved by the former owners for access to a separate graveyard at the rear of the site.



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Planning

Planning consent was granted on the 27th July 2021 for refurbishment and extension of the existing building to form 10 residential units as per the attached floor plans. These comprised five x 2 bedroom, four x 1 bedroom and one x 3 bedroom apartments ranging in sizes from 500 sq ft up to 1,078 sq ft. Planning consent was granted for a 3 year period and a copy of the consent is attached.

A previous planning consent was granted in 2009 for conversion of the building into 11 apartments. Information available from the agents and/or Stratford Upon Avon District Council Planning Portal. Planning information can be found on the Stratford Planning Portal, planning consent reference 21/01111/FUL. This comprises Construction Method Statement, Archaeological Report, Arboreal Report. Further information is available from the agent.

Services

Services information available upon request.

EPC

The premises have an EPC rating of 'E' (44E) with the potential to enhance it to a 64D with minor amendments.

Rights of Access

Interested parties are advised to make their own enquiries as to the rights of access to the site.

Offers

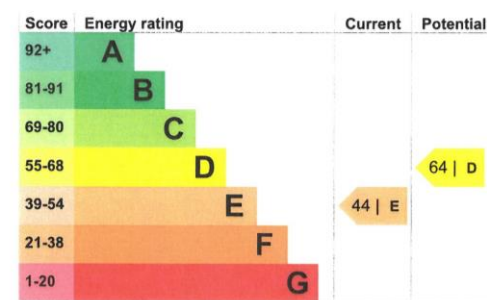
Offers in the region of **£800,000 subject to contract** are invited for the freehold interest in the property.

VAT

The property has not been elected for VAT purposes.

Company Sale

The property is held in a special purpose vehicle and a purchase of the shares of this company could be considered.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 250 mm loft insulation	Good
Roof	Flat, no insulation (assumed)	Very poor

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Bill Wareing FRICS

T 01926 430700 • M 07715 001018

E bill.wareing@wareingandcompany.co.uk



Wareing & Company

38 Hamilton Terrace, Holly Walk,
Leamington Spa Warwickshire CV32 4LY

www.wareingandcompany.co.uk







Notice of Decision

PERMISSION WITH CONDITIONS

Richard Noonan
Architectural Consultant
183 Rugby Road
Leamington Spa
CV32 6DR

Town and Country Planning Act, 1990
Town and Country Planning (Development Management Procedure) Order, 2015

THE STRATFORD-ON-AVON DISTRICT COUNCIL, having considered the application for permission to develop land at:-

Our Ladys Convent , Wood Street, Southam, CV47 1PP

Submitted by: Mr & Mrs Enoch Englefield Developments Limited

Received by the Council on 27 April 2021

HEREBY GIVE YOU NOTICE that PLANNING PERMISSION is GRANTED for the following development, namely:-

Conversion of former convent building to provide ten residential units including the provision of new pitched roofs over part of the existing building, part two storey front extension, single storey rear infill extension and other associated works.

Subject to the following condition(s) and reason(s), namely:

1. The development to which this permission relates must be commenced not later than the expiration of three years from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following plans and drawings -

- o 915-01 Rev E (Location Plan)
- o 915-02 Rev C (Existing Plans)
- o 915-04 Rev C (Existing Elevations)
- o 915-05 Rev B (Existing Sections)
- o 915-50 Rev B (Site Plan)
- o 915-51 (Floor Plans)
- o 915-52 Rev A (Elevations)
- o 915-53 (Sections)

- o 915-54 Rev B (Landscape Layout & Details)
- o 915-55 Rev C (Drainage Layout)
- o PW.2x2x1.5.IFB (Sprinkler Tank Specification)
- o Con-01 (Topographical Survey)

The development shall also be carried out in accordance with the Design and Access Statement unless otherwise required by conditions attached to this permission.

Reason: To define the permission and to ensure that the development meets the design quality and environmental requirements of Policy CS.9 of the Stratford-on-Avon District Core Strategy 2011-2031.

The materials to be used externally on the development hereby permitted shall comply in colour, form and texture with those used in the existing original building.

Reason: To ensure that the new work harmonises with the existing in accordance with Policy CS.9 of the Stratford-on-Avon District Core Strategy 2011-2031.

No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and the approved Drainage Layout, 915-55 Rev C has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

- o Undertaken infiltration testing in accordance with the BRE 365 guidance to clarify whether or not an infiltration type drainage strategy is an appropriate means of managing the surface water runoff from the site.
- o Demonstrate that the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753.
- o Limit the discharge rate generated by all rainfall events up to and including the 100 year plus 40% (allowance for climate change) critical rain storm to the QBar Greenfield runoff rate should a positive outfall be made from the site.
- o Demonstrate the provisions of surface water run-off attenuation storage in accordance with the requirements specified in 'Science Report SC030219 Rainfall Management for Developments'.
- o Demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus 40% climate change return periods.
- o Provide plans and details showing the allowance for exceedance flow and overland flow routing, overland flow routing should look to reduce the impact of an exceedance event.
- o Provide evidence to show an agreement from any third parties where a there will be a connections to any existing drainage network.

- o Provide a maintenance plan to the LPA giving details on how the entire surface water systems shall be maintained and managed after completion for the life time of the development. The name of the party responsible, including contact name and details shall be provided to the LPA.

Reason: To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures having regard to Policy CS.4 of the Stratford-on-Avon District Core Strategy 2011-2031.

5. The development hereby approved shall be built in accordance with hard and soft landscaping detailed in drawing no. 915-54 Rev B (to include the provision of the hedgehog houses and access points detailed). The works shall be completed prior to the first occupation of the development hereby approved unless otherwise agreed by the Local Planning Authority. There shall be no variation in these details without the written approval of the Local Planning Authority.

Reason: To safeguard and enhance the character and amenity of the area, to provide ecological, environmental and biodiversity benefits and to enhance the setting within the immediate locality, having regard to Policies CS.5, CS.6 and CS.9 of the Stratford-on-Avon District Core Strategy 2011-2031.

6. Except for any trees, hedges or shrubs that may be identified for removal on the approved landscaping plans and schedule, approved pursuant to condition 5, if within a period of five years from the date of the completion of the building works OR completion of the landscaping scheme pursuant to condition 5 (whichever is later), any tree, hedge or shrubs are felled, removed, uprooted, destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged, diseased or defective, it/they shall be replaced by planting as originally approved, unless the Local Planning Authority gives its written approval to any variation. This replanting planting shall be undertaken before the end of the first available planting season (October to March inclusive for bare root plants), following the removal, uprooting, destruction or death of the original trees or plants.

Reason: To ensure the environment of the development is improved and enhanced, having regard to Policies CS.5 and CS.9 of the Stratford-on-Avon District Core Strategy 2011-2031.

7. The development hereby approved shall be carried out in full accordance with the Tree Survey & Arboricultural Impact Assessment (Second Issue) produced by ROAVR Environmental dated 02 June 2021 (Report no. 20_5837_12_09).

Reason: To ensure the well-being of the trees to be retained and continuity of tree cover and, maintaining and enhancing the quality and character of the area in accordance with Policy CS.5 of the Stratford-on-Avon Core Strategy 2011- 2031.

8. The development hereby approved shall be carried out in full accordance with the Construction Method Statement produced by Richard Noonan Architectural Consultant dated 26 July 2020 (915-CMS).

Reason: To ensure a satisfactory level of environmental protection; to minimise disturbance to local residents; the prevention of harm being caused to the amenity of the area; and in the interest of highway safety during the construction process, having regard to Policies CS.9 and CS.26 of the Stratford-on-Avon District Core Strategy 2011-2031.

9. The development hereby permitted shall be carried out in strict accordance with the Written Scheme of Investigation for Archaeological Evaluation prepared by Leicester Archaeological Services final report dated 30 July 2019.

Reason: In order to protect potential archaeological deposits in accordance with Policy CS.8 of the Stratford-on-Avon Core Strategy (2011-2031).

10. The development shall not be occupied until space has been provided for the parking of cars and bicycles in general accordance with drawing n 50 rev B.

Reason: In the interests of highway safety and to ensure suitable and adequate site car and bicycle parking provision, having regard to Policy CS.26 of the Stratford-on-Avon District Core Strategy 2011-2031.

11. The development hereby permitted shall not be occupied until a scheme for the provision of adequate water supplies and fire hydrants necessary for the purposes at the site, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full upon occupation of any dwelling to the satisfaction of the Local Planning Authority.

Reason: In the interests of public safety from fire and the protection of firefighters in accordance with Policy CS.25 of the Stratford-on-Avon District Core Strategy 2011-2031.

12. No floodlighting, security lighting or other external means of illumination shall be provided, installed or operated in the development, except in accordance with a detailed scheme which shall provide for lighting that is low level, directional, and has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved scheme and retained thereafter.

Reason: To preserve the rural and residential amenities of the locality having regard to Policies CS.5 and CS.9 of the Stratford-on-Avon District Core Strategy 2011-2031.

13. Prior to use of the premises for the purposes hereby permitted, provision shall be made for the storage of refuse bins within the site in accordance with the approved details previously submitted to and approved in writing by the Local Planning Authority. Such approved details shall thereafter be retained and maintained in perpetuity.

Reason: In order to provide satisfactory provision of on-site refuse bins to ensure that any impact upon visual and residential amenity is kept to a minimum, having regard to Policies CS.9 and CS.15 of the Stratford-on-Avon District Core Strategy 2011-2031.

14. No dwelling(s) hereby permitted shall be occupied until at least one electric vehicle charging point (EVCP) has been provided for each home at its associated parking space rated at a minimum of 16 amps.

The provision shall be in accordance with details previously submitted to and approved in writing by the Local Planning Authority. Such details shall include the location, numbers, design, rating and appearance of the EVCPs.

Reason: To ensure provision of EVCPs for low emission vehicles as part of the transition to a low carbon economy, having regard to Policies CS.3 and CS.26 of the Stratford-on-Avon District Core Strategy 2011-2031.

15. Prior to first use of the development hereby permitted, the sustainability measures proposed in the supporting 'Climate Change Checklist' shall be incorporated into the design of the development and/or site layout as relevant. Thereafter, the approved sustainability measures shall be retained and maintained.

Reason: To ensure sustainability measures are taken into account in the development, having regard to Policies CS.1, CS.2 and CS.9 of the Stratford-on-Avon District Core Strategy 2011-2031 and Part V of the Development Requirements SPD.

Notes

1. The Local Planning Authority has taken into account paragraph 38 of the National Planning Policy Framework 2021, which details the need to work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

2. The development is required to comply with Approved Document B, Volume 2 - Access and Facilities for the Fire Service, having regard to Appendix B. It is further advised that the proposed domestic sprinkler system should meet the design, supply and performance requirements of BS 9251 - Fire sprinkler system for domestic and residential occupancies Code of practice.

DATED 27 July 2021

AUTHORISED OFFICER OF THE COUNCIL.....

This permission does NOT give approval under Building Regulations.

This permission does NOT convey any approval or consent which may be required under any enactment, by-law, order or regulation other than planning permission under the provisions of the Town and Country Planning Act 1990.

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS FORM

**STRATFORD-ON-AVON DISTRICT COUNCIL
ELIZABETH HOUSE, CHURCH STREET, STRATFORD-UPON-AVON CV37 6HX**

PRE-START CONDITIONS

You are reminded that some of the conditions attached to planning permissions (pre-start conditions) require details and schemes to be submitted and approved in writing before any work commences on site. You should therefore submit any details required at least 8 weeks prior to starting work and obtain the Council's written approval, if required, in order to comply with the planning condition.

Failure to comply with pre-start conditions may result in your planning permission being void.

FEES FOR THE DISCHARGE OF PLANNING CONDITIONS

In accordance with Statutory Instrument 958, a fee is now payable where a written request is made for the discharge of one or more planning conditions on the same permission or for the written confirmation of compliance with a planning condition or conditions. Further guidance on this process together with the associated fees is available on the Council's website <https://www.stratford.gov.uk/planning-regeneration/the-application-process.cfm>

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Planning Inspectorate under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice. For appeals against the refusal of Householder applications (i.e.: works to a dwelling or development within the garden of a dwelling) or Minor Commercial Development you must lodge your appeal within **12 weeks** of the date of the decision.

If the development is the same (or substantially the same) as that specified in an Enforcement Notice served on the same land, an appeal must be lodged within

- A) 28 days of the date of the planning decision if there is an extant Enforcement Notice served up to 2 years prior to the date of the decision
- B) 28 days of the date of the Enforcement Notice if the Notice is served after the date of the decision of the planning application for the same development

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Title Plan

The Planning Inspectorate can allow a longer period of giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Planning Inspectorate need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements to the provisions of the Development Order and to any directions given under the Order.

In practice, the Planning Inspectorate does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICES

If either the Local Planning Authority or the Planning Inspectorate refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable or a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Planning Inspectorate on appeal or on reference of the application to him.

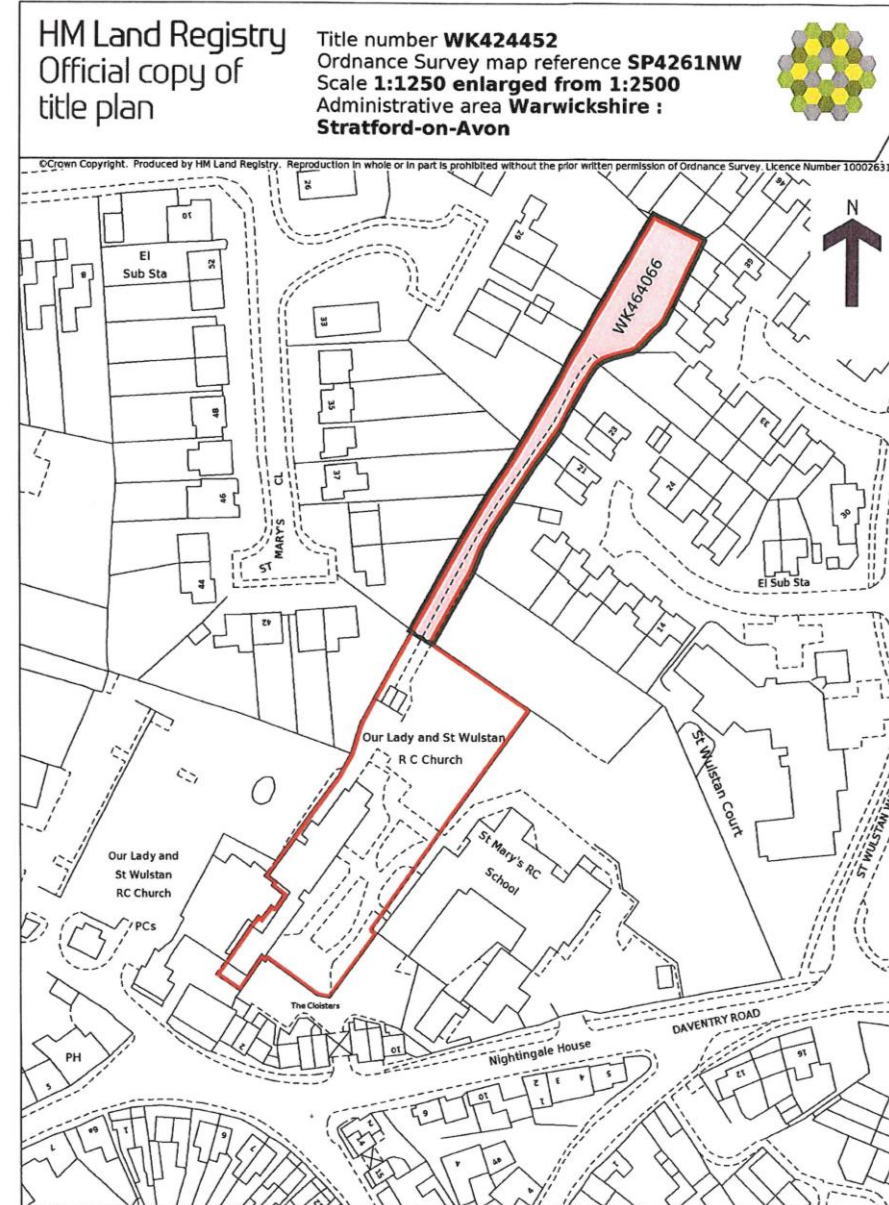
These circumstances are set out in Part V of the Town and Country Planning Act 1990.

ADDRESSING YOUR NEW BUILDINGS

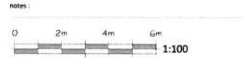
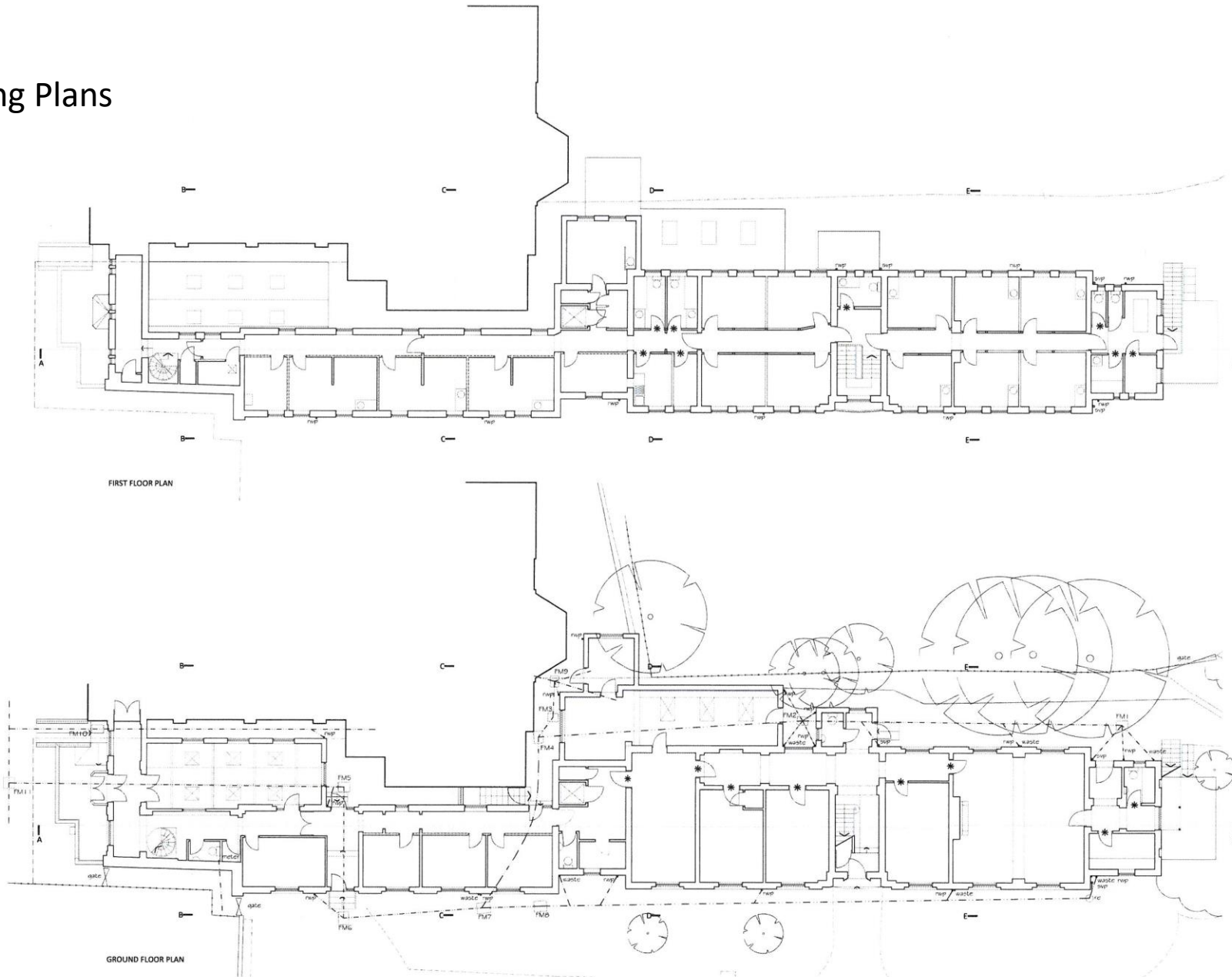
When you require the address(es) for this development contact "Street Naming and Numbering" at Stratford-on-Avon District Council, either by post or email 3720snandn@stratford-dc.gov.uk. You need to do this 6 weeks before utility contacts are required.

There will be an administrative charge for this service.

Information to include in your request can be found on www.stratford.gov.uk



Existing Plans



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 - TO BE READ IN CONJUNCTION WITH CONSTRUCTION NOTES AND ALL OTHER RELEVANT CONSULTANT DRAWINGS, SPECIFICATION AND CALCULATIONS.
 - CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE WORK COMMENCES ON SITE. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECTURAL CONSULTANT BEFORE WORKS ARE UNDERTAKEN OR MATERIALS ARE ORDERED.
 - ALL DIMENSIONS IN mm UNLESS OTHERWISE NOTED.
 - DO NOT SCALE.

INTERNAL PARTITIONS & DOORS (B):
 TIMBER STUD
 ASSUMED NON LOADBEARING BLOCKWORK
 TIMBER PANELS DOORS TO BE SET ASIDE
 *

C	26.06.20	TITLE PANEL AMENDED
B	08.06.17	LAYOUTS, BOUNDARIES & DRAINAGE AMENDED
A	16.11.16	LAYOUTS UPDATED
rev	date	amendment
		Richard Noonan Architectural Consultant
		188 Fingert Road, Levenshaye, CV47 8JH T: 01203 818217
client:	Englefield Developments Limited	
project:	The Convent of Our Lady Wood Street, Southam, CV47 1PP	
title:	Existing Plans	
scale:	1:100 @ A1	
date:	October 2024	drawn: RN
status:	Planning	
no:	915 - 02	rev: C

Proposed Plans



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 - DO NOT SCALE.

OVERALL AREAS:
GROSS INTERNAL AREAS

EXISTING GROUND FLOOR	405.4m ²
EXISTING FIRST FLOOR	331.3m ²
EXISTING TOTAL	737.3m ²
GROUND FRONT EXTENSION	18.2m ²
GROUND REAR EXTENSION	4.7m ²
FIRST FRONT EXTENSION	18.2m ²
EXTENSION TOTAL	41.1m ²
EXISTING TOTAL	737.3m ²
EXTENSION TOTAL	41.1m ²
TOTAL	778.4m ²

APARTMENT AREAS:
GROSS INTERNAL AREAS
AREA IN BRACKETS INDICATES EXTENSION AREA INCLUDED

APARTMENT 1 (2 BED)	82.0m ²
APARTMENT 2 (2 BED)	68.4m ² (18.2m ²)
APARTMENT 3 (2 BED)	70.6m ²
APARTMENT 4 (1 BED)	68.7m ² (4.7m ²)
APARTMENT 5 (1 BED)	51.2m ²
APARTMENT 6 (1 BED)	46.7m ²
APARTMENT 7 (2 BED)	113.9m ² (18.2m ²)
APARTMENT 8 (1 BED)	46.4m ²
APARTMENT 9 (2 BED)	57.4m ²
APARTMENT 10 (3 BED)	100.2m ²

rev	date	amendment

Richard Noonan
Architectural Consultant

189 Rugby Road, Leamington Spa CV32 4DR
t: 01926 470100
e: rnoonan@rnoonan.co.uk

client: Englefield Developments Limited

project: The Convent of Our Lady
Wood Street, Southern, CV47 1PP

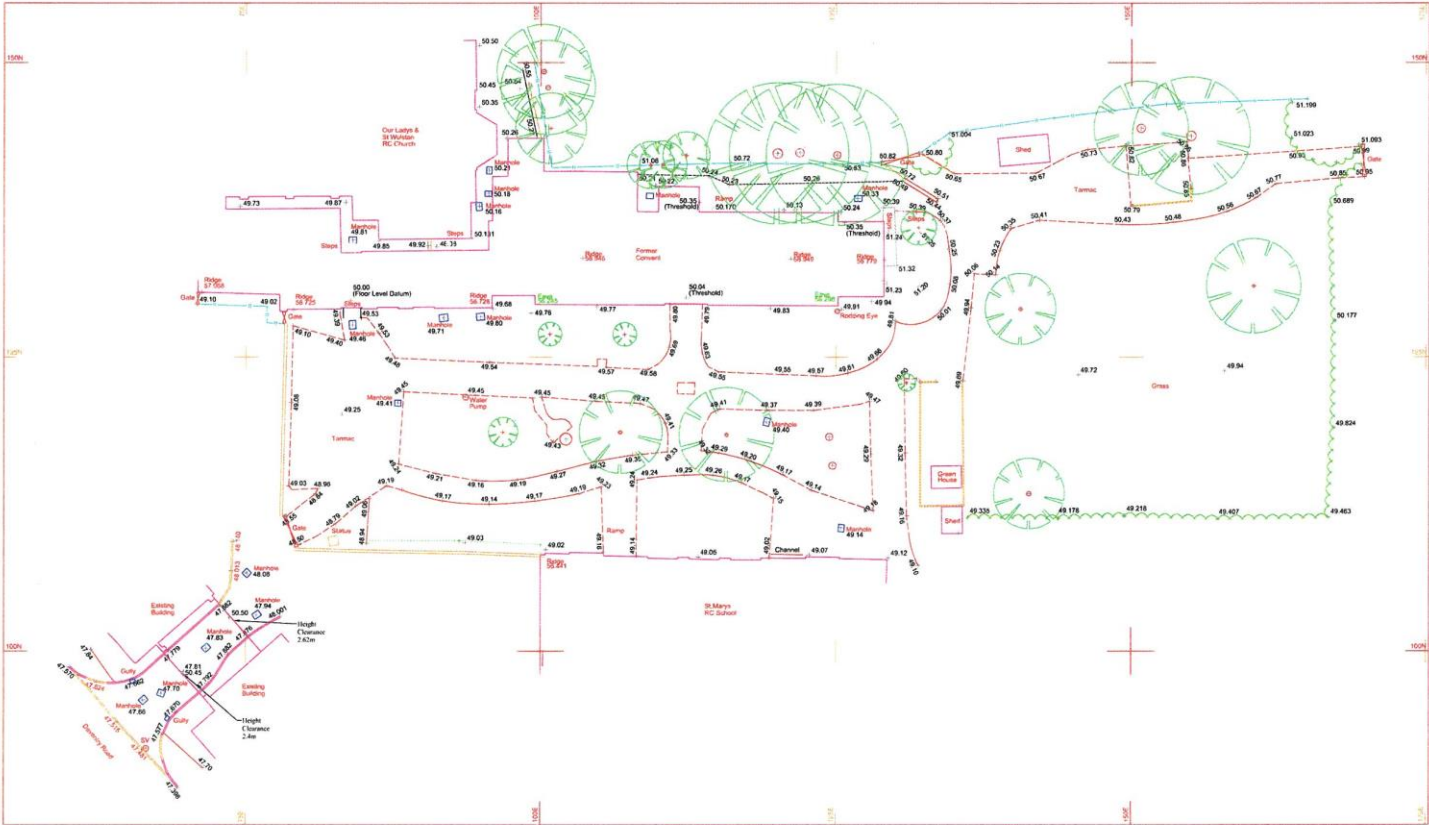
site: Floor Plans

scale: 1:100 @ A1

date: September 2020
status: Planning

no: 915 - 51
rev:

Topographical Survey



Notes:
All levels refer to an assumed datum situated on Floor Level of existing Building
Value = 50.00m
Site Grid is Local
Rotation of site is Arbitrary

Former Convent of Our Lady, SOUTHAM

Central Surveys		<small>The Wilton Survey Ltd Cecil Woodcock Birmingham B4 7TE Tel: 0121 766 1966 central.surveys@btconnect.com</small>
Topographical Survey		
Former Convent of Our Lady Wood Street, SOUTHAM		
Scale: A1@ 1:200	Job No: 060714	Rev: Con-01

Site Plan



client : Englefield Developments Limited

Richard Noonan MCIAT

