

**FOR SALE**



# RESIDENTIAL DEVELOPMENT OPPORTUNITY

BENEFITING FROM  
FULL PLANNING PERMISSION



FORMER  
**CEDAR LAWN CARE HOME**

CEDAR CLOSE | STRATFORD-UPON-AVON  
WARWICKSHIRE | CV37 6UP

**AVISON  
YOUNG**

# OPPORTUNITY

Occupying a prime position within one of Stratford-upon-Avon's most desirable residential locations, the former Cedar Lawn care home now represents a rare, ready-to-deliver development opportunity.

Spanning approximately 1.27 acres, the site benefits from full planning permission (Ref: 25/01562/FUL) for the demolition of the existing building and the construction of five bespoke luxury dwellings.

The approved scheme has been thoughtfully designed to complement the character of Cedar Close.



Freehold property



Site Area of 1.27 acres (0.51 ha)



Planning permission in place for 5 no. bespoke private dwellings (Ref: 25/01562/FUL) with no S106 or CIL obligations



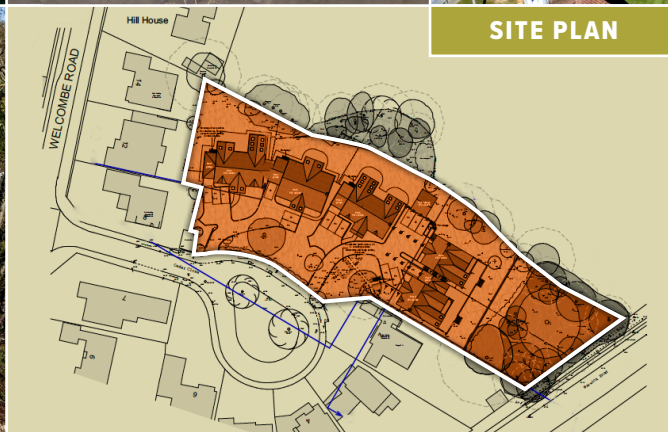
Established Residential Area

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# DESCRIPTION

The former care home comprises a two-storey detached building extending to c. 17,577 sq ft (1,633 sqm) GIA. It occupies a roughly rectangular plot extending to 1.27 acres (0.51 ha).

The property was formerly used as a care home since around 1970. We understand that it was originally a large family home which has been significantly extended. Vacant possession will be available on completion of the transaction.



SITE PLAN

# PLANNING

The Local Planning Authority is Stratford-on-Avon District Council.

While the historical use of the site was classified as Use Class C2 (Residential Care Home), the property now benefits from recently granted full planning permission under reference 25/01562/FUL for the demolition of the existing structure and the development of five high-quality dwellings.

This approved scheme comprises three single-storey and two split-level residences, offering an immediate opportunity for residential development.

The application was approved on 27 January 2026 and is subject to 15 conditions. The consent is not subject to any Section 106 obligations, affordable housing requirements or CIL.

Parties are encouraged to make their own enquiries with the local authority.



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# PROPOSED DEVELOPMENT

→ Click on individual plans for larger view.

**PLOT 1**

Architectural floor plan and 3D perspective view of a house for Plot 1. The house features a prominent gabled front entrance with large glass windows and a brick exterior.

Four elevation views of the house for Plot 1, showing the front, side, and rear profiles.

**PLOT 2**

Architectural floor plan and 3D perspective view of a house for Plot 2. The house has a more traditional gabled roofline with a brick and white facade.

Four elevation views of the house for Plot 2, showing the front, side, and rear profiles.

**PLOT 3**

Architectural floor plan and 3D perspective view of a house for Plot 3. The house features a gabled front with a brick and white finish.

Four elevation views of the house for Plot 3, showing the front, side, and rear profiles.

**PLOT 4**

Architectural floor plans and 3D perspective view of a house for Plot 4. The house is a two-story structure with a gabled roof and a balcony, featuring a brick and white facade.

Four elevation views of the house for Plot 4, showing the front, side, and rear profiles.

**PLOT 5**

Architectural floor plans and 3D perspective view of a house for Plot 5. The house is a two-story structure with a gabled roof and a brick and white facade.

Four elevation views of the house for Plot 5, showing the front, side, and rear profiles.

# LOCATION

## SITUATION

The property is located approximately 0.4 miles to the north-east of Stratford-upon-Avon town centre.

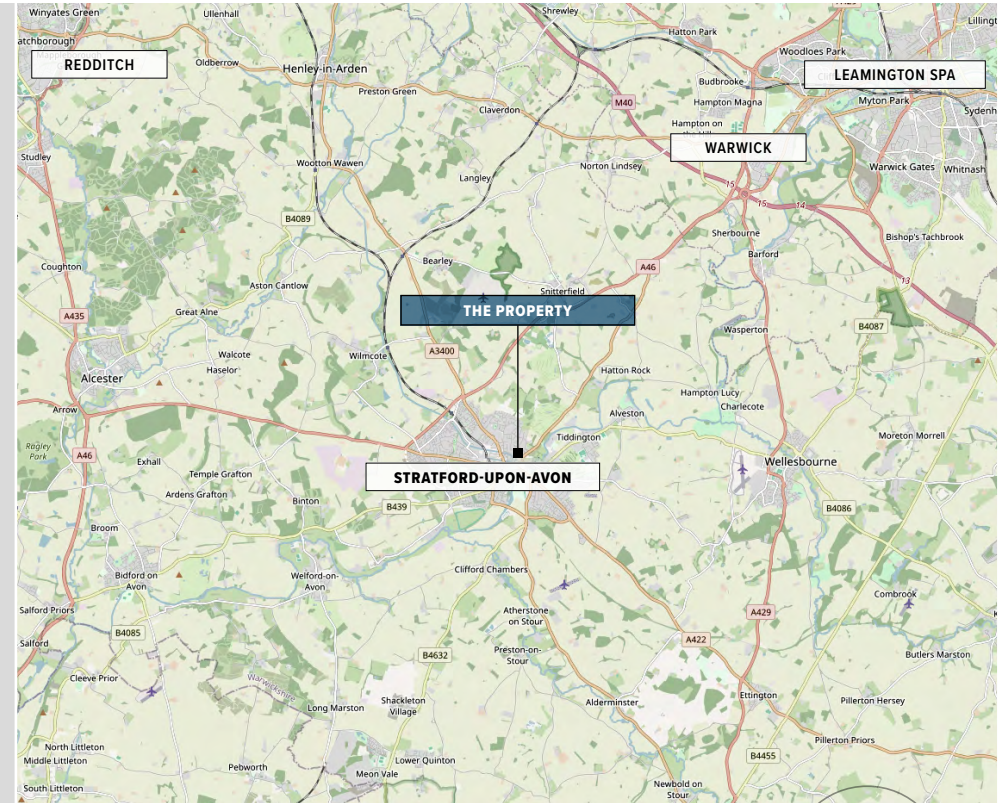
Stratford-upon-Avon is a market town in Warwickshire, 21 miles (34 km) to the south-east of Birmingham, 18 miles (29 km) to the south-west of Coventry and 36 miles (58 km) to the north-west of Oxford.

The property is located in Cedar Close a small residential cul-de-sac comprising the care home and five

residential bungalows. Cedar Close is accessed from Warwick Road (A439).

Stratford town centre provides a range of amenities including national retailers and independent shops and cafés.

There are also nine schools within 1 mile of the property, three of which have an Ofsted rating of 'Excellent'.



## TRANSPORT

There are two bus stops 0.15 miles to the south-east of the property on Warwick Road with services to the town centre, Stratford College and Kenilworth.

Stratford's railway station is 0.7 miles to the south-west of the property and Stratford-upon-Avon Parkway is located 1.5 miles to the north-west. These stations provide services to Birmingham, Leamington Spa and Worcester.

Birmingham airport is approximately 17 miles to the north of the property.



# PROPERTY DETAIL

## TENURE

The property is to be sold freehold with vacant possession and subject to all third party rights, easements and statutory designations currently passing. Prospective purchasers must satisfy themselves in this regard.

The property currently occupies Title WK402410 extending to circa 1.27 acres (0.51 hectares) gross.

## SERVICES AND HIGHWAYS

We understand that all mains services are available to the property. However, prospective purchasers must satisfy themselves in respect of the availability, capacity and sustainability of all services and utilities.

## EPC

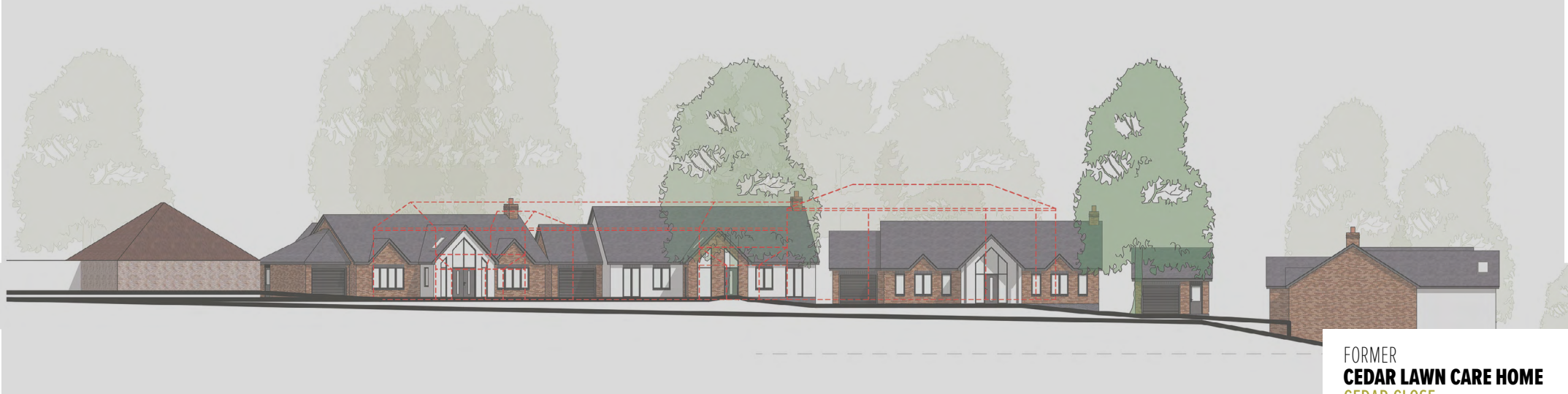
A copy of the property's EPC is available upon request. The property has an C (54) Energy Rating.

## VAT

All offers are to be exclusive of VAT which may apply.

## VIEWINGS

Parties should contact Avison Young to arrange an inspection. No attempt should be made to gain access to the property without prior arrangement.



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# METHOD OF SALE



## TECHNICAL DATA ROOM

Further information in respect of the property is available in the dedicated technical data site available via the Avison Young website:

The technical data room has been compiled by Avison Young in their capacity as advisers to the Vendors. This has been compiled from information supplied by the Vendors and information available in the public domain. The technical information is provided solely for use by recipients in considering their interest in submitting an offer for the acquisition of the Property.

Please be advised that plans, drawings and other information on the data site are protected by copyright, patent and warranty laws.

The information provided should be used for consultations and illustrative purposes only. Therefore, no reliance should be placed on the information or further copies made without the permission of the copyright owner.

## BASIS OF OFFERS

Offers are to be submitted in writing, using the bid proforma provided within the data room, by **12 noon on Friday 5 June 2026**, together with any supporting information to the selling agents:

[joe.williams@avisonyoung.com](mailto:joe.williams@avisonyoung.com)

[toby.moran@avisonyoung.com](mailto:toby.moran@avisonyoung.com)

Interested parties are permitted to submit an offer on more than one basis. Our client reserves the right not to accept the highest or any offer received.

# CONTACTS

*For more information about this property, please get in touch:*

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**AVISON  
YOUNG**

Subject to Contract.  
April 2026

#### DISCLAIMER

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. 2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. 3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. 4. All prices quoted are exclusive of VAT. 5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

#### ANTI-MONEY LAUNDERING:

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

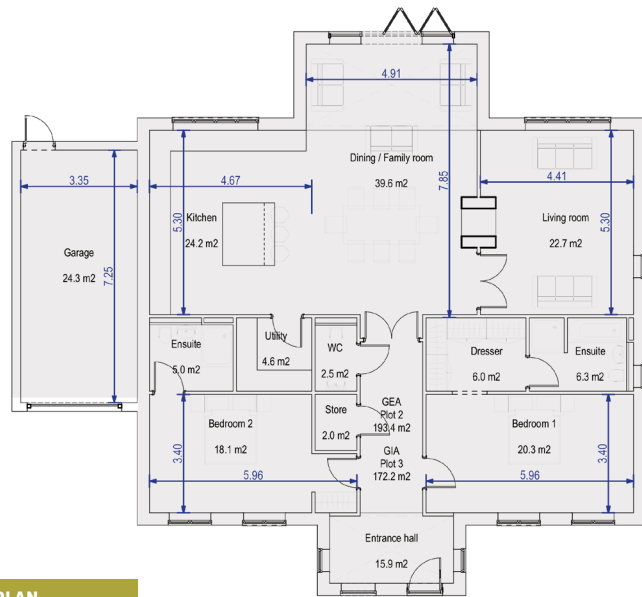
1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.



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# PLOT 2



FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION 1



REAR ELEVATION

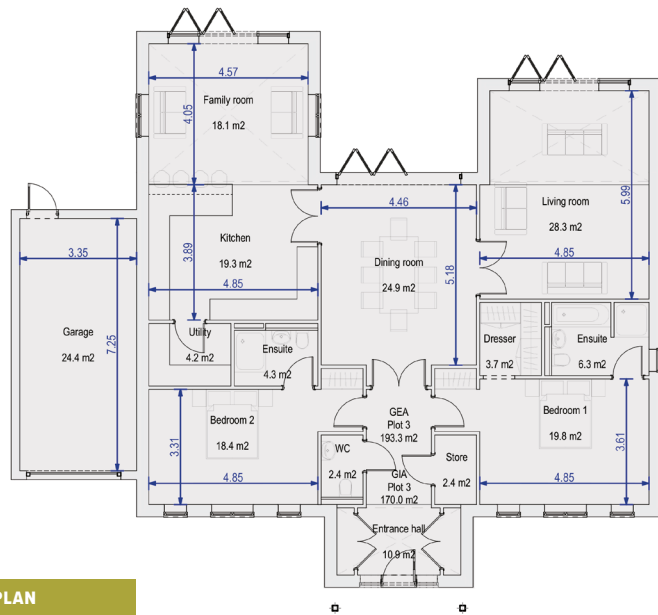


SIDE ELEVATION 2



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# PLOT 3



FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION 1



REAR ELEVATION

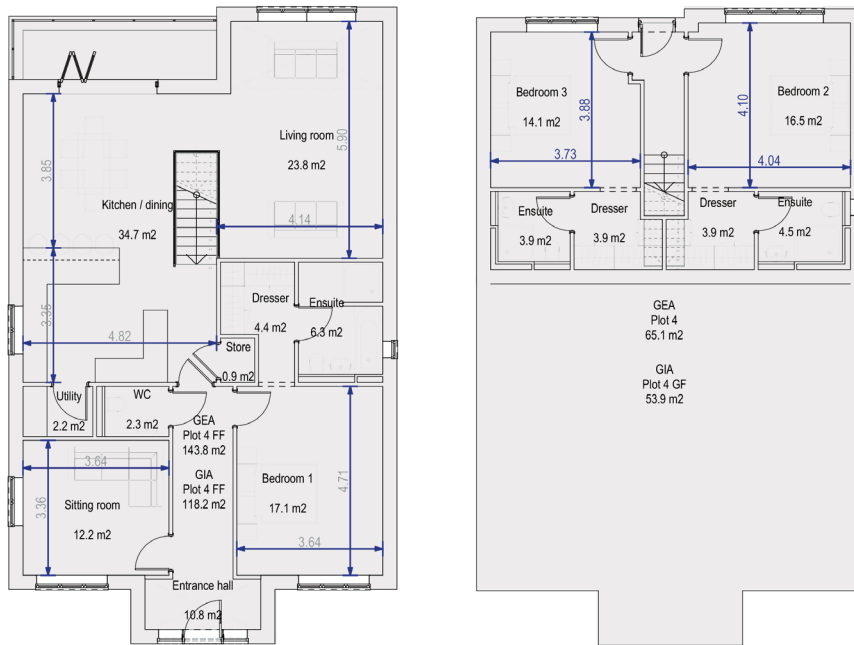


SIDE ELEVATION 2



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# PLOT 4



FLOOR PLANS



FRONT ELEVATION



REAR ELEVATION



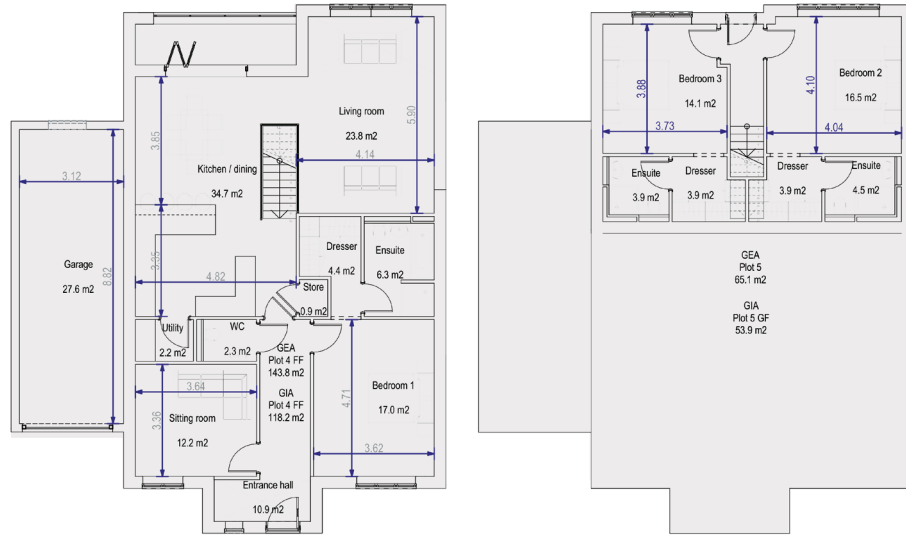
SIDE ELEVATION 1



SIDE ELEVATION 2

→ Click on plan to return to main text.

# PLOT 5



FLOOR PLANS



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION 1



SIDE ELEVATION 2

→ Click on plan to return to main text.