

FERNLEIGH PARK

Lancaster Way, Shackleton Village, Long Marston, Warwickshire CV37 8LL

2 bedroom apartment with parking

AVAILABLE TO RESERVE OFF PLAN



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Stonewater in partnership with Cala Homes is proud to present a selection of **two bedroom apartments for shared ownership** at Fernleigh Park, Long Marston.

Located close to the historic market town of Stratford-upon-Avon, between the villages of Long Marston to the west and Lower Quinton to the south east, the site was the former Long Marston Airfield. The new development can be reached on the B4632 Campden Road by car or by the 'Stratford Greenway' walking and cycling route, which runs along the former Stratford to Honeybourne railway line immediately west of the site. This Garden Village development will transform the area with 52 acres being dedicated to green open spaces and outdoor amenities including nature trails, allotments, a community orchard, woods and play parks.

The picturesque towns of Evesham and Bidford-on-Avon are nearby as are the cultural amenities and character of Stratford-upon-Avon. Evesham, Stratford-upon-Avon and Meon Vale all have leisure centres and there is easy access to the surrounding Cotswolds Area of Outstanding Natural Beauty. One of the UK's biggest outdoor markets is at Wellesbourne, just 12 miles away.

There are a number of good schools in the area including Quinton Primary School, Tudor Grange Primary Academy in Meon Vale, and Long Marston VA Church of England Primary School.

Fernleigh Park is well situated for a convenient commute to Warwick, Worcester, Birmingham and beyond. The nearest stations are at Honeybourne and Stratford-upon-Avon, with trains from Honeybourne to Worcester taking 29 minutes and trains from Stratford-upon-Avon to Birmingham 49 minutes. For air travel, Birmingham Airport is just 30 miles away by car.

- Meon Vale Leisure Centre 1.6 miles
- Stratford-upon-Avon 5.3 miles
- Stratford-upon-Avon Railway Station 5.9 miles
- Honeybourne Railway Station 7.2 miles
- Bidford-on-Avon 8.6 miles
- Wellesbourne Airfield Market 12 miles
- Evesham 13 miles
- Warwick 13.6 miles
- Worcester 26.4 miles
- Birmingham 32.8 miles



SITE PLAN



PLOT 296

11 Thorn Place, Shackleton Village, Stratford-upon-Avon, Warwickshire CV37 5AJ



2 bedroom first floor apartment

2 parking spaces

£86,000 for a 40% share

Open Market Value: **£215,000**

Monthly Rent: **£295.62**

Service Charge: **£16.85**

This property is outside of its end-of-defects period and is sold as seen. Customers are advised to view and inspect before reserving.



First floor

Kitchen, Living and Dining Room
5.92m x 4.27m (19'4" x 14'0")

Bedroom 1
4.27m x 3.11m (14'0" x 10'2")

Bedroom 2
4.27m x 2.25m (14'0" x 7'3")

Please note that all sales particulars and images are for marketing and illustrative purposes only. Plans may contain elements which are not present upon the final completion of the property. All room dimensions are approximate and are for general guidance only.

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Eligibility Criteria

In the first instance eligible applications will require a local connection to the Parish of:

- A) Admington or
- B) Atherstone-on Stour or
- C) Clifford Chambers and Milcote or
- D) Dorsington or
- E) Long Marston (Marston Sicca) or
- F) Preston-on-Stour or
- G) Quinton or
- H) Weston-on-Avon or
- I) Welford-on-Avon

This will mean:

- They were born in the Parish or their parent(s) were ordinarily in that Parish at the time of birth.
- They currently live in the Parish and have done so for the past 12 months.

- They used to live in the Parish and did so for a continuous period of no less than three years.
- They currently work in the Parish and have done so for at least the past 12 months for an average of no less than 16 hours per week.
- They currently have a close family member (mother, father, brother, sister, son, daughter, nephew, niece, grandparent, grandson, granddaughter or such other relative as the District Council agree qualify in the particular circumstances of any given case as a close family member or has a link to a particular family which the District Council considers qualifies) living in the above-mentioned Parishes and who have done so for a continuous period of not less than three years.

Please note the most up-to-date availability can be found on our website www.stonewaterhomes.co.uk.

Further details are available upon request.

[FIND OUT ABOUT SHARED OWNERSHIP](#)

Stonewater, as a responsible Landlord, takes the safety of all of our customers seriously. During the process of purchasing shares in your home, we want to make sure you have considered how you will evacuate the home in the event of a fire. Please make sure you have fully considered the suitability of the property for you and all household members and ensure you have considered how you will evacuate quickly and safely in the event of a fire. If you require any support from Stonewater, please let us know.

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