



Welland House
Bascote Heath

Carter Jonas

WELLAND HOUSE, BASCOTE HEATH, CV47 2DN

AN EXCELLENT OPPORTUNITY TO ACQUIRE A SUBSTANTIAL DETACHED FAMILY HOME SET WITHIN A MATURE, WOODLAND-BACKED PLOT IN A SOUGHT-AFTER RURAL LOCATION. REQUIRING COMPREHENSIVE MODERNISATION AND STRUCTURAL ATTENTION.

DESCRIPTION

An excellent opportunity to acquire a substantial detached family home set within a mature, woodland-backed plot in a sought-after rural location.

Requiring comprehensive modernisation and structural attention, this property presents a rare opportunity for developers, investors, or experienced buyers looking to undertake a full refurbishment project.

Welland House is a generously proportioned detached home extending to approximately 1,843 sq. ft (171 sq. m), excluding the garage.

This is a rare value-add opportunity to acquire a large detached home in a popular rural setting, offering:

Scope to reconfigure / extend (subject to planning)
Ideal for developers or experienced renovators
Uplift potential post-renovation

ACCOMODATION

Entrance hallway · Sitting room · Dining room · Kitchen ·
Utility room · Study · Cloakroom · Five bedrooms · Family
bathroom · En Suite

OUTSIDE

Mature plot with extensive greenery and trees
Detached double garage
Driveway parking



FURTHER INFROMTION

Main Water, Electricity and Drainage. Oil central heating
Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk
Tenure: Freehold
EPC - F
Council Tax - G

AGENTS NOTE

The property is being sold by the Secretary of State for Transport. It was acquired in connection with the HS2 project. Restrictions relating to future compensation claims in respect of the scheme will be included in the sale contract. The property is approximately 53m from the underground tunnel line.

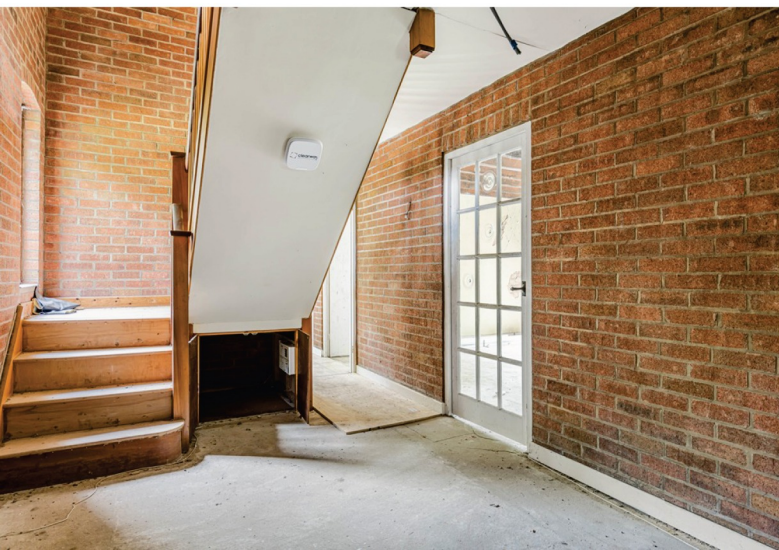
IMPORTANT INFORMATION

The condition of the property is such that obtaining a mortgage could prove difficult.
Full modernisation required
Suitable for refurbishment / redevelopment (subject to consents)

LOCATION

Set within Bascote Heath, a desirable location near Southam, the property enjoys a peaceful countryside setting while remaining conveniently located for:

Southam town centre · Leamington Spa & Warwick ·
Major road links (M40, A423)
All times and distances approximate

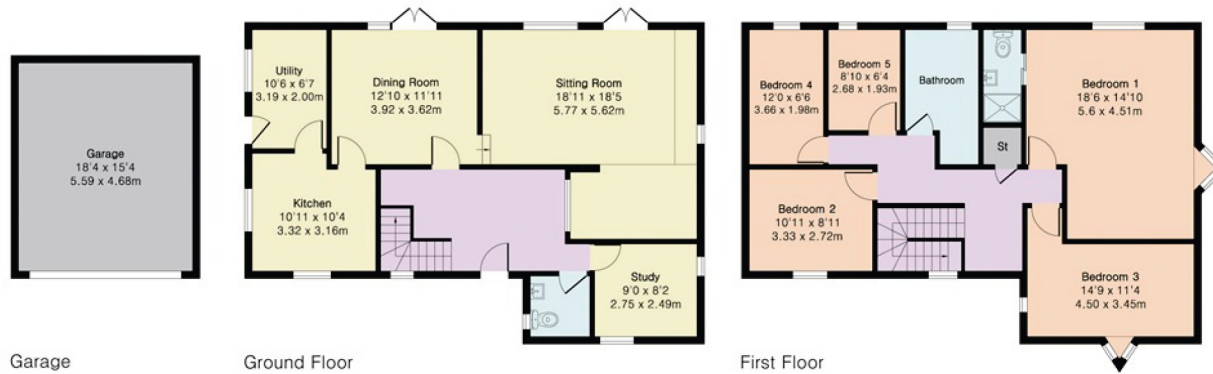


**Approximate Gross Internal Area 1843 sq ft - 171 sq m
(Excluding Garage)**

Ground Floor Area 918 sq ft – 85 sq m

First Floor Area 925 sq ft – 86 sq m

Garage Area 282 sq ft – 26 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		

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Offices throughout the UK



IMPORTANT INFORMATION

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