



STRATFORD  UPON AVON  
LONG MARSTON | WARWICKSHIRE

**LEISURE DEVELOPMENT OPPORTUNITY**

Long Marston provides an unmissable opportunity to create a leisure village comprising of holiday homes, self catering lodges and a caravan park.

Set in beautiful rural countryside close to the historic and tourist town of Stratford-upon-Avon and the Cotswolds, Long Marston would offer the ideal mix of facilities and location

## THE OPPORTUNITY

Long Marston provides an outstanding opportunity to create a major leisure village attraction in the heart of the country well served by popular existing tourist attractions



## NEARBY LEISURE ATTRACTIONS

Shakespeare's Stratford is a magnet for foreign and local visitors alike and is complemented by many other picturesque attractions such as the Cotswolds villages, Evesham, Warwick Castle, Stratford Racecourse and the major towns and cities including Worcester, Leamington Spa, Warwick and Cheltenham.

Outline planning permission has been obtained for a leisure village comprising 150 holiday lodges, 150 holiday homes, an 80 pitch caravan park, outdoor activity centre and supporting leisure complex to include café/restaurant, shop, reception, swimming pool and tennis courts. This was part of a wider mixed use planning consent that also includes 500 new homes and the retention of employment space



The proposed leisure village comprises approximately 200 acres of a larger 479 acre site situated in a semi rural landscape. The western edge of the leisure site is heavily wooded and with further planting a real rural retreat could be created.

St. Modwen are seeking an experienced leisure developer to either build out the whole or part of the scheme.



Stratford-upon-Avon is one of the most popular tourist attractions in the UK and together with the surrounding population makes the site an ideal leisure destination. Based on the 2001 Census, population numbers from Long Marston are:

- 10 mile radius - 116,751
- 25 mile radius - 2,108,513
- 50 mile radius - 7,605,393
- 100 mile radius - 33,645,982

## LEISURE AND COMMUNITY HUB

The central leisure and community hub will offer a range of facilities including:

- Small retail units
- Leisure areas
- Sports facilities
- Restaurant/cafe
- Reception/check-in for the holiday village
- Gymnasium
- Tennis Courts



OUTLINE PLANNING HAS BEEN GRANTED FOR MIXED USE SCHEME INCLUDING A 200 ACRE LEISURE VILLAGE SET IN WOODLANDS, WITHIN A 479 ACRE SITE

HOLIDAY HOMES



OUTDOOR ACTIVITY CENTRE



SELF CATERING LODGES



TOURING CARAVAN PARK



LEISURE AND COMMUNITY HUB



## LOCATION

The site is situated on the border of Warwickshire and Gloucestershire approx 6 miles south of the tourist destination of Stratford-upon-Avon and 10 miles from the Cotswold village of Broadway.

The site has excellent motorway links and is ideally placed being 12 miles from the M40 and 27 miles from the M5 motorway.

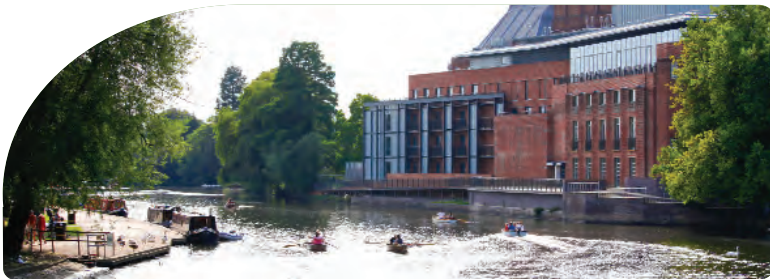
As well as Stratford proving a magnet for visitors, Warwick Castle (16 miles) Worcester (27 miles) and Evesham (14 miles) also provide tourist destinations in their own right.



## TRAVEL DISTANCES

Stratford-upon-Avon	6 miles
Broadway	10 miles
Evesham	14 miles
Birmingham	35 miles
London	111 miles
Junction 15 M40	12 miles
Junction 7 M5	27 miles

Source AA



## CONTACTS



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