



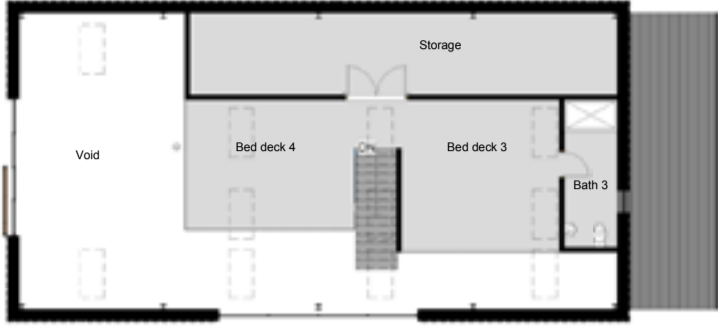
3 South Elevation



4 East Elevation



5 West Elevation



1 First Floor / Mezzanine
1 : 100



2 Ground Floor
1 : 100



6 North Elevation



7 Section 1
1 : 100

Revision	Drawn
Project	Richard Palmer
PROPOSED RESIDENTIAL CONVERSION FORMER R&N PLANT SPECIALISTS TOMLOW ROAD, STOCKTON	Scale(s) B A3
Date	17/07/17
Client	1 : 100
Richard Thorpe	Scheme
Sheet Title	85-17
SCHEME DESIGN	Rev
	85-17-03

harchitects The Old Telephone Exchange, Albert Street, Rugby, Warwick, CV21 2SA
[info@h-architects.co.uk] | www.h-architects.co.uk | 01788 576137



Howkins & Harrison
7 - 11 Albert Street, Rugby, Warwickshire CV21 2RX
Telephone 01788 564680
Email rugrural@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook howkinsandharrison
Twitter howkinslp
Instagram howkinslp

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken, buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Futures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

office or from Stratford On Avon Council's planning portal. A potential purchaser should be aware of these conditions prior to making an offer.

The permission must be commenced no later than three years from the date of the permission being 2nd October 2020.

Tenure & Possession
The whole of the property is freehold and vacant possession will be given upon completion.

Services
Mains water and electricity are connected to the site but no warranty can be given by the vendor that these services are adequate for residential conversion.

Rights Of Way Etc
We are not aware of any rights of way, wayleaves or easements that affect or benefit the property.



The Barn, Tomlow Road, Stockton CV47 8HX

A barn in a private position with permission to create an individual four bedroom property extending to about 2,800 sq ft (264 sq m) within a large residential curtilage on a site area extending to approximately 9.37 acres with potential to create further equestrian facilities.

Situation

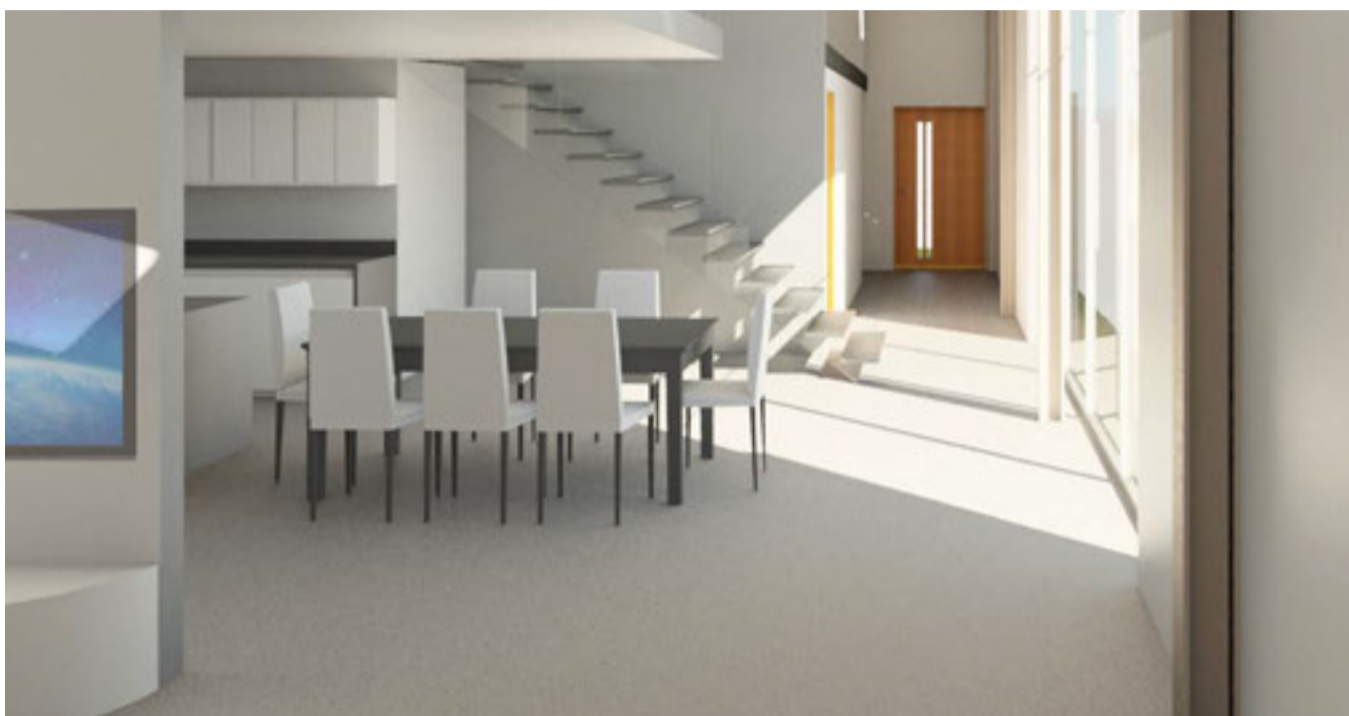
The barn is located approximately 1 mile to the north of the village of Napton on the Hill lying to the west of the Grand Union canal.

The market town of Southam is approximately 3 miles to the west and has a good range of everyday services and facilities.

The A423 leads to the south to the M40 junction 10 (16 miles) and the A426 leads to Rugby (9 miles) and links to the M6, M1 and A14.

There are mainline railway stations at Rugby, Coventry and Warwick and all provide a direct link to London.

Birmingham International Airport is approximately 30 miles to the west.



Description

The barn has permission for conversion into a four bedroom residential dwelling with proposed accommodation on the ground floor of an open plan living, kitchen and dining area with two double bedrooms with en suites, utility and WC. There are two bedrooms on the first floor mezzanine with storage area and family bathroom. The barn has a ground floor area of 1,900 sq ft and a proposed mezzanine floor area of about 940 sq ft. Computer generated images show how the accommodation will work.

Externally the property will benefit from a large residential curtilage (0.85 acres) shown edged red on the block plan which incorporates a gravelled yard area incorporating a further building and Portakabin office which could be converted (subject to planning) to garaging or further storage .



The property extends to 9.37 acres (3.79 ha), shown shaded pink, comprising four fields enclosed by fencing and mature hedge, of level pasture with internal fencing and would benefit from further equestrian facilities, again subject to planning.

There is a hardstanding area to the rear of the office which was originally constructed as a manège which has the base and underground drainage and could be converted back into a manège if required.

Planning

Planning permission was granted under

reference 17/02382/FUL on 2nd October 2017 for "a proposed conversion to residential use (principle granted under reference 15/03133/COUP) established access and residential curtilage and cease commercial use of the site."

There are a number of conditions attached to the permission (which is available from the agent's

