



Land at Knollands Farm, Shipston-On-Stour, CV36 5AZ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Knollands Barn at Barcheston is a unique opportunity to purchase an agricultural barn, with Prior Approval Granted for the change of use into a residential dwelling under Class Q, set within a huge 1.8 acre plot.

Location

The site sits in the leafy edge of the South Warwickshire Village of Barcheston, located just south east of Shipston On Stour. Barcheston is an attractive, small Village, and civil parish in the Stratford-on-Avon district, using Shipston On Stour's amenities given its is no more than 4 miles away. In the opposing direction is both Upper & Lower Brailes only 3 miles where further amenities and schools can be found.

The Property & Planning

Prior Approval Permission has been granted for the change of use of an ample timber framed agricultural building, into a new single storey residential dwelling under Class Q. Further details of the granted permission can be found on Stratford Upon Avon's planning portal under the ref 23/03372/COUQ .

The building itself extends to 136.2m² and is in good structural condition, the dwelling will sit entirely within the footprint of the existing structure. The footprint of the converted dwelling will be 136.2m² and have a total residential curtilage of 131.6m² (267.8m² inc building) for parking and private amenity space associated with the dwelling. The proposed floorplan comprises three bedrooms (master with en-suite), bathroom, cloak/utility and open plan living area - kitchen, living dining. The building is set back from the main road and sits in a secluded spot.

This is an excellent opportunity for a self-builder to create their dream home.

(* CGI used is only for marketing purposes - final facade treatments to be agreed with the planners)

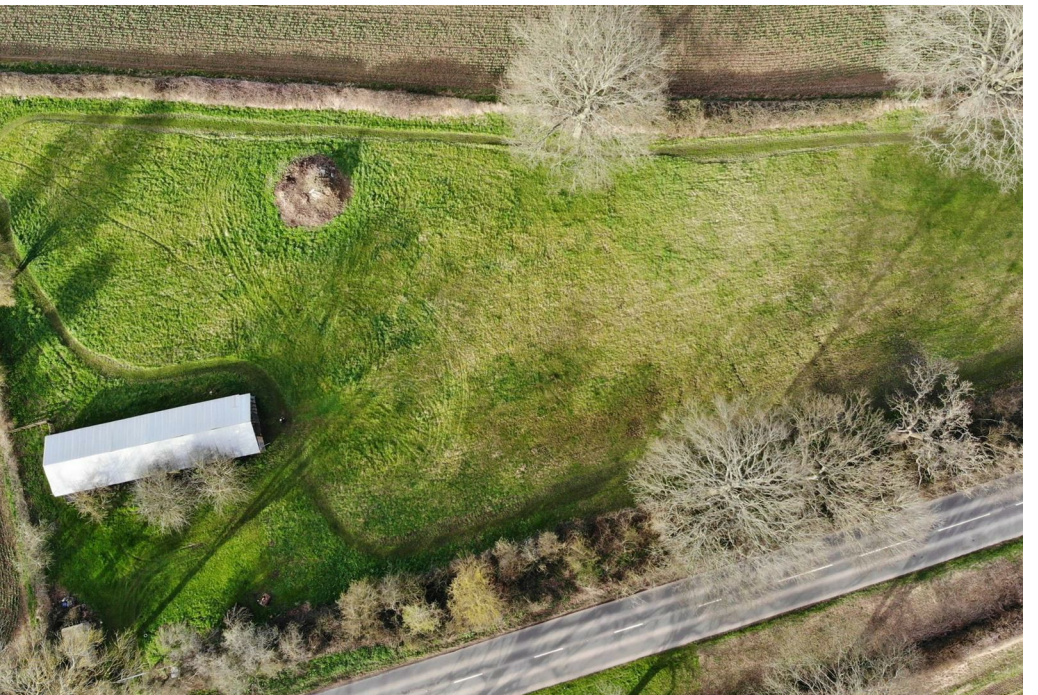
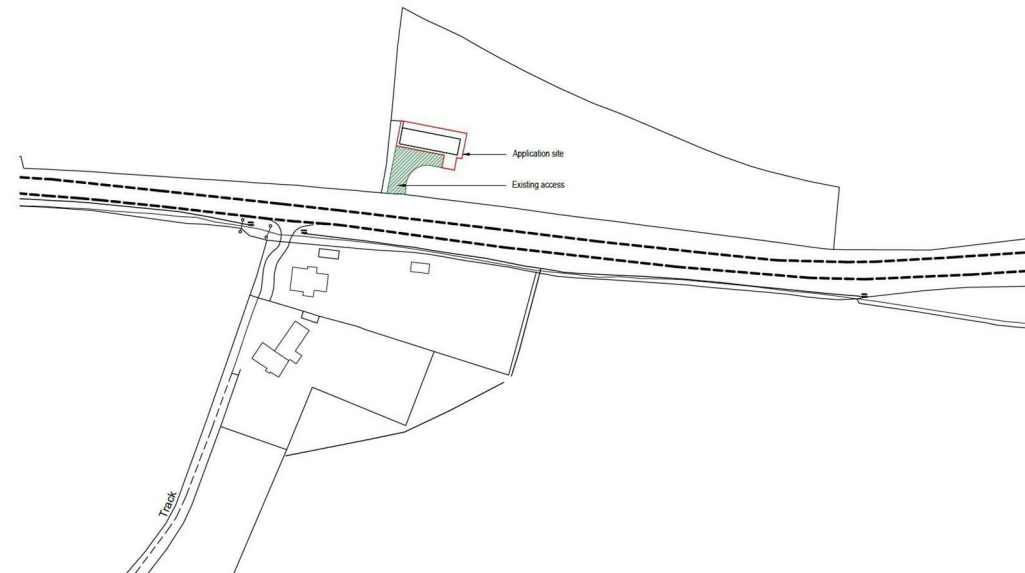


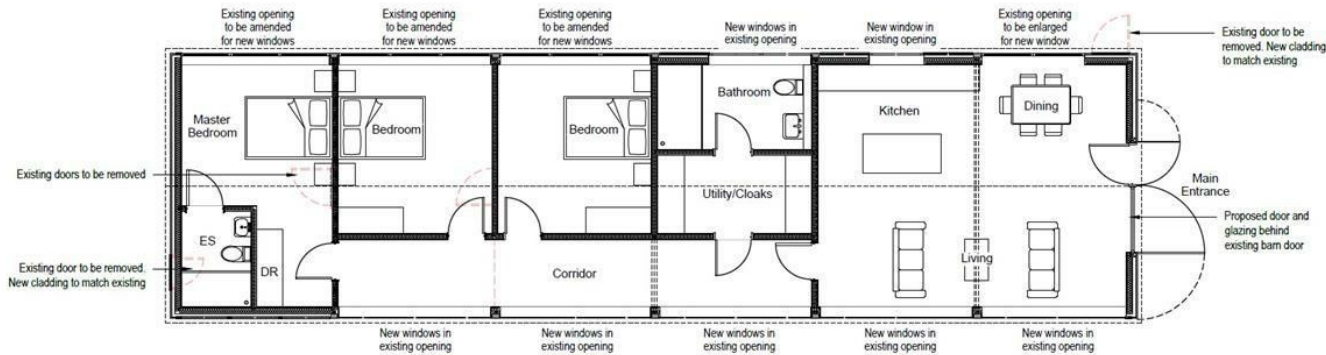


Key Features

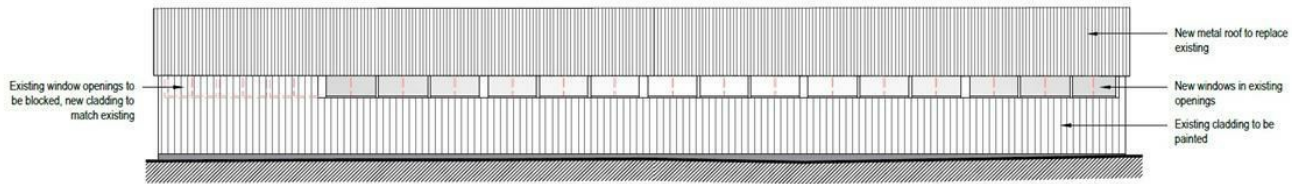
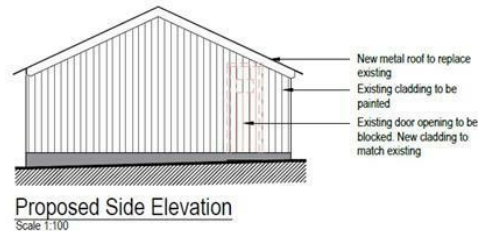
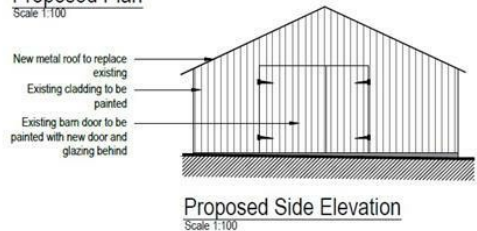
- Unique opportunity to purchase an agricultural barn with planning permission
- Planning ref 23/03372/COUQ
- Class Q planning - Prior Approval Granted for the change of use
- The footprint of the converted dwelling will be 136.2m²
- Set within a 1.8 acre plot.
- Proposed new single storey residential dwelling
- Three bedrooms
- Master with en-suite
- Existing access off the main road

**Offers In Excess Of
£325,000**





Proposed Plan
Scale 1:100



EPC Rating -

Tenure - Freehold

Council Tax Band -

Local Authority

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a viewing on this property please call 01789 333466

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

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HOMES

BLOCK
MANAGEMENT

RURAL



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