



**Barns at Parkfield Farm, Haydon Way, Alcester, B49 5HZ**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

This is an exclusive opportunity to acquire a prime development site in the picturesque village of Coughton, Alcester. The project involves the meticulous conversion of traditional agricultural buildings into three distinctive residential dwellings, each embodying the charm and character of rural architecture.

In addition to the conversion, the development includes the erection of a high-quality garage block, designed to complement the aesthetic of the existing structures. This unique project offers the perfect blend of historic charm and modern living, set within the serene and highly sought-after countryside of Alcester.

Seize this rare opportunity to create an exceptional residential enclave, ideal for those looking to invest in a development that harmonizes with its natural surroundings while providing contemporary comforts.







## Key Features

- Conversion of traditional agricultural buildings to create three dwellings
- Planning permission granted- 21/02912/FUL
- Erection of a garage block  
Surrounding country side views
- Erection of bin store
- Demolition of former agricultural buildings and associated works.
- Development opportunity
- Court yard parking
- Additional land, out-buildings, farmhouse, and a poultry shed are available for purchase through separate negotiations
- Vacant possession
- Close proximity to local amenities

**Asking Price**  
**£500,000**



### **Proposed Development and Planning History**

This proposed development involves the conversion of historic brick and tile farm buildings to create three dwellings. Additionally, a detached garage block and other ancillary works are included in the plan. The application also proposes the demolition of a group of modern agricultural buildings adjacent to the traditional farmstead.

The traditional buildings are arranged in a horseshoe shape around three sides of a courtyard. Two of the buildings are single-storey and linked in an L-shape, while a third, two-storey building is located at the southern end of the courtyard. The proposed scheme includes converting these buildings into one four-bedroom dwelling and two two-bedroom dwellings. A modern tractor shed, forming the western side of the courtyard, will be demolished and replaced with a single-storey garage block.

The new garage block will be constructed with traditional brick and tile to match the existing agricultural buildings and will include a double garage for each dwelling along with an enclosed bin store.

### **Location and Property Information**

The site is situated in the open countryside and Green Belt, nestled between the main rural centres of Studley and Alcester. It is approximately 2.8 km from the centre of Studley and 4 km from the centre of Alcester. The farm is adjacent to the A435, which runs to the west of the farmhouse and farm buildings.

The buildings slated for conversion are part of a traditional farmhouse, Parkfield Farm, located to the south of the group of buildings. The application proposes the conversion of a courtyard group of traditional agricultural buildings that are closely associated with the farmhouse. The site benefits from two existing points of access.

### **T&C's**

Photographs depict the site as currently presented and are for indicative purposes only; they may be subject to change depending on the plot. All visuals are for illustration purposes only. Floor plans are not to scale and are indicative. The locations of the garage, wardrobes, windows, doors, bathroom fittings, kitchen units, and appliances may differ. Prospective buyers should perform their own due diligence regarding services to the development.

Information regarding the granted planning permission can be found on the Stratford-Upon-Avon planning portal under REF: 21/02912/FUL, where all associated documents are available. We recommend all interested parties conduct their own due diligence regarding planning and Gross Development Values (GDVs).

Prospective purchasers must satisfy themselves regarding the provision, capacity, and sustainability of all services and drainage. They should rely on their own inquiries with the relevant statutory undertakers.





# Proposed External Design



Level Datum 65.00m



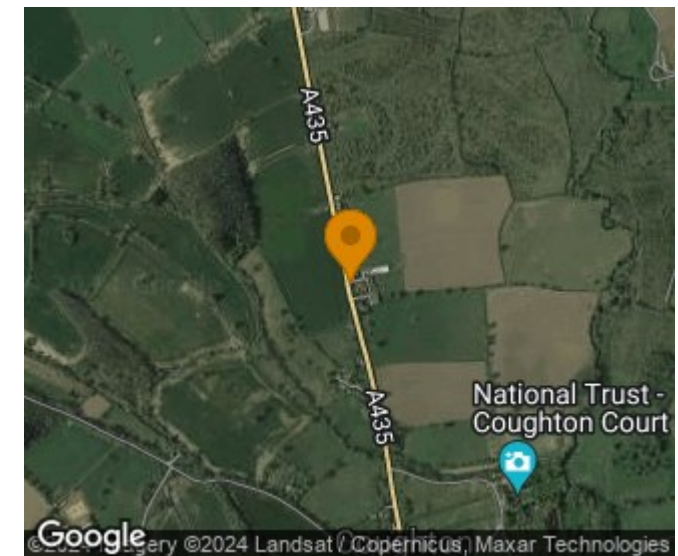
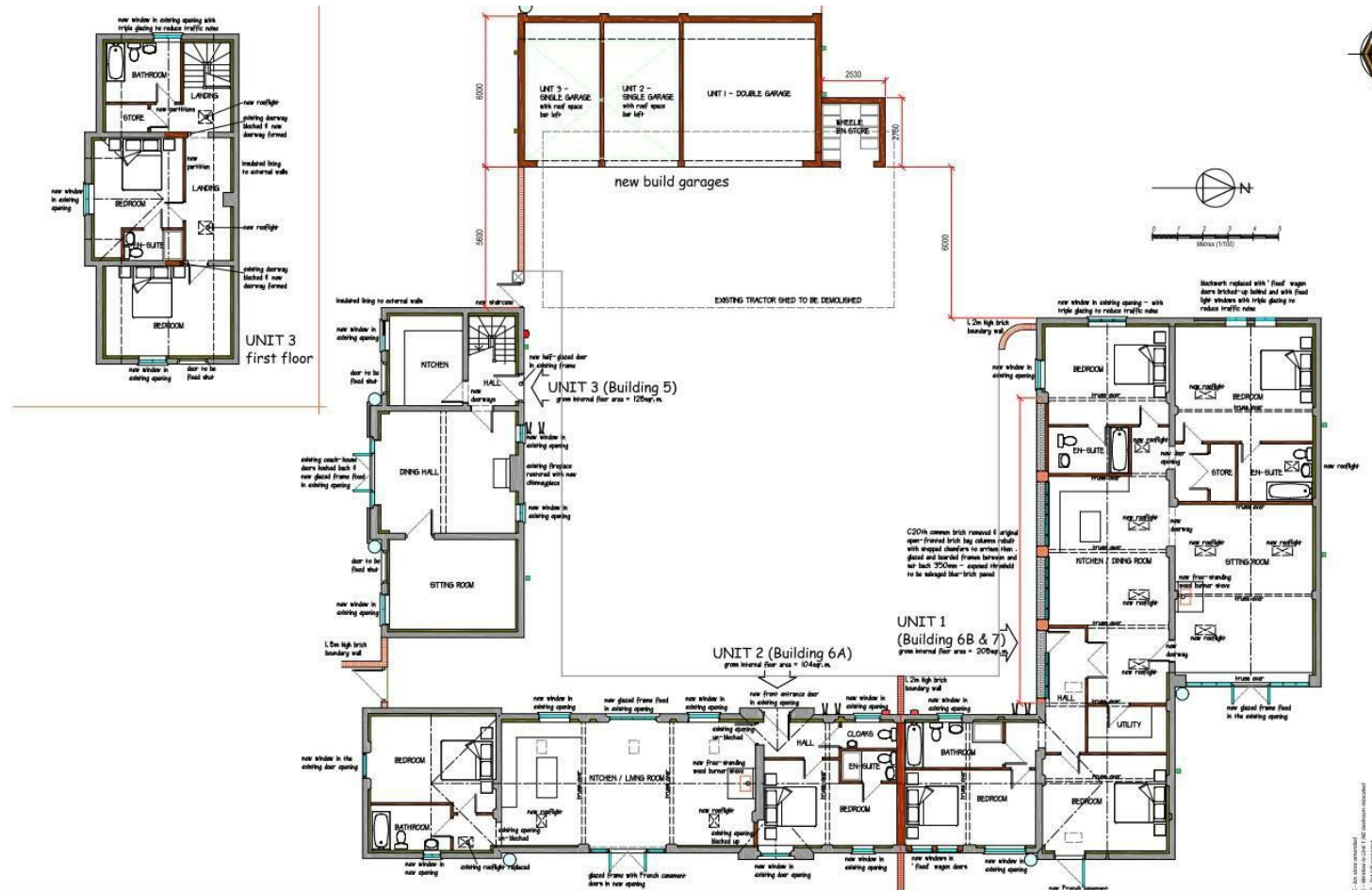


# Proposed Layout





# Proposed Floorplan



## Tenure - Freehold

Local Authority  
Stratford- Upon- Avon

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



# 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 free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



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