



Williams Barn, Blackwell, Shipston-On-Stour, CV36 4PE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A SUPERB SELF-BUILD OPPORTUNITY

Located in the picturesque outskirts between the villages of Darlingscott and Blackwell, this sizable plot boasts full planning permission for the demolition of the existing agricultural building, and the erection of an expansive 357sqm residence. The proposed family home is thoughtfully designed in keeping with its original barn heritage, while subtly demonstrating a more modern look. The proposed dwelling projects a ground floor size of 233sqm, and a first floor size of 124sqm.

The plot size is circa 2.25 acres and comes with existing access and services in close proximity.

Blackwell is only approximately 3.5 miles away from the popular market town of Shipston on Stour, and only approximately 2 miles away from the Fosse Way - the main route into the beautiful Cotswolds (AONB), with Moreten-in-Marsh only 8.5miles away.

Further land available by separate negotiations.

This is an excellent opportunity for a self-builder to create their dream home. If you would like more information on this fantastic self-build opportunity, please call Sheldon Bosley Knight Land & New Homes.

(* CGI used is for marketing purposes only)





Key Features

- An excellent and rare opportunity to build your dream home
- Planning application reference - 24/00433/FUL
- Set in 2.25 acre plot
- Picturesque rural location sitting between Darlingscott and Blackwell.
- Additional land available by separate negotiation
- Proposed dwelling boasting 357sqm
- Water and electricity in close proximity
- 3.5 miles away from the popular market town of Shipston on Stour

**Offers In Excess Of
£600,000**

Planning Permission

Council – Stratford On Avon District Council

Application Reference - 24/00433/FUL

Proposal - Full Application for the demolition of an agricultural building with Class Q consent for a dwelling and the erection of a new dwelling at Williams Barn, Blackwell.

Application Type - Full Application

Decision - Permission with Conditions

Date Decision Issued - 19/06/2024

Services

New water & electricity connection to the corner of the site.
No gas or mains drainage

Tenure

The site is to be sold freehold and with vacant possession upon completion.

Wayleaves Easements and Right OF Way

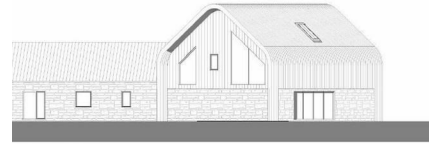
The land is sold with the benefit of all existing rights of way and easements.
It is for the purchaser to satisfy their enquires of the routes thereof.





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0m 2m 4m 6m
 VISUAL SCALE 1:100 @ A1



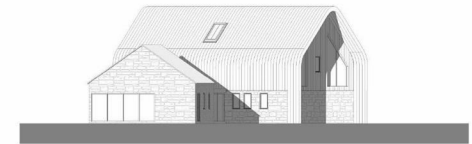
Existing Front Elevation



Proposed Rear Elevation
 1:100



Existing Side Elevation



Proposed Side Elevation
 1:100

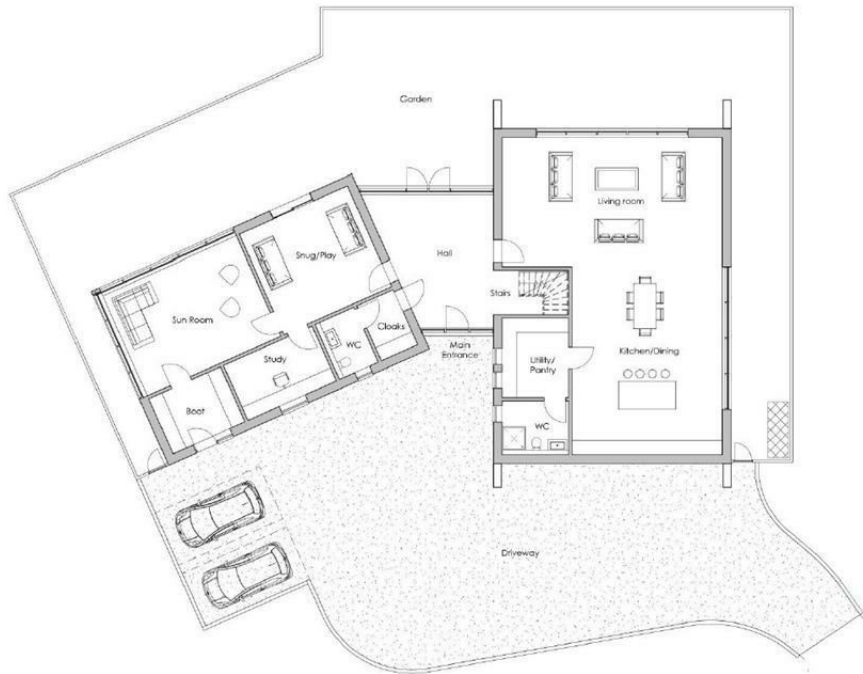


Floorplan

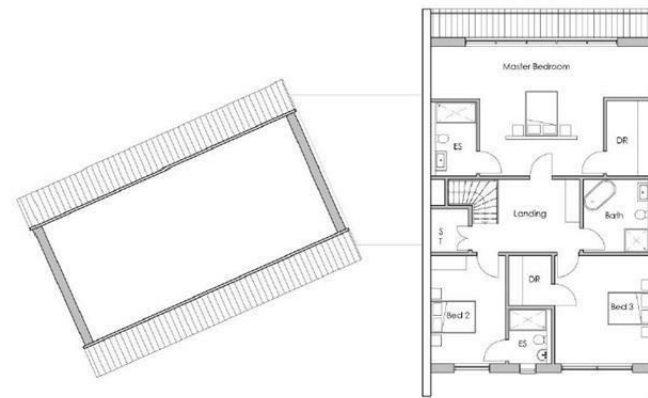
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 All drawings to be used in conjunction with all associated contracts and applicable information.
 Contractors must visit site and check all dimensions on site before proceeding with any works. The architect must be notified if any discrepancies are found with the drawings.
 Do not use the drawings, reports and agreed documents without and without the written consent of Lyndee Nicole Knight.



0m 2m 4m 6m 8m 10m
 VISUAL SCALE 1:100 @ A1



Proposed Ground Floor Plan
 1 : 100



Proposed First Floor Plan
 1 : 100

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

Tenure - Freehold

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



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



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