



**Paxford Road, Aston Magna, GL56 9QJ**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

Discover a rare chance to acquire a prime development site in the idyllic village of Aston Magna.

Within the 0.97 acres, sit two expansive steel barns, where separate planning applications have been approved for change of use from agricultural building to residential dwelling under Class Q, generating a total of 472.9sqm of residential floorspace across three proposed dwellings.

Barn one's permission (24/01432/AGRPAN) provides a GIA of 236.8m<sup>2</sup> proposing a large detached single unit consisting three bedrooms, two bathrooms, study, snug and large open plan kitchen dining sitting room.

Barn two's permission (24/01431/AGRPAN) provides a pair of semi detached units with a combined GIA of 236.1sqm<sup>2</sup>.

Sizes / floor space (GIA):

Barn 1  
Unit 1: 236.8m<sup>2</sup>

Barn 2  
Unit 2: 156.6m<sup>2</sup>

Unit 3: 79.5m<sup>2</sup>

For further details, please contact Sheldon Bosley Knight Land and New Homes.







## Key Features

- FULL planning permission for three units under Class Q
- Barn One - 24/01432/AGRPAN - Unit 1
- Barn Two- 24/01431/AGRPAN - Unit 2 & 3
- Close proximity to Moreton in Marsh and Chipping Campden
- Total size of site - 0.97
- Desirable village location
- Freehold
- Countryside setting

**Price**  
**£1,000,000**



### Planning Permission - 24/01432/AGRPAN

The property falls under the jurisdiction of Cotswold District council:

Address: Agricultural Building (Barn 1) Land Off Church View Paxford Road Aston Magna Gloucestershire

Proposal: Prior approval application for the change of use of an agricultural building into a residential dwelling (C3) and associated operational development under Class Q parts (a) and (b) of the Town and Country

Decision: Prior approval given - Other

Decision Issued Date: Wed 04 Sep 2024

### Planning Permission - 24/01431/AGRPAN

The property falls under the jurisdiction of Cotswold District council:

Address: Agricultural Building (Barn 2) Land Off Church View Paxford Road Aston Magna Gloucestershire

Proposal: Prior approval application for the change of use of an agricultural building into two residential dwellings (C3) and associated operational development under Class Q parts (a) and (b) of the Town and Country

Decision: Prior approval given - Other

Decision Issued Date: Wed 04 Sep 2024

### Location

Aston Magna itself is a picturesque village in the heart of Gloucestershire, known for its traditional Cotswold stone houses, scenic views, and historical charm. The area boasts easy access to the thriving market town of Moreton-in-Marsh, just a short drive away, which offers a variety of shops, restaurants, and services, as well as a mainline railway station providing direct connections to London Paddington.

The surrounding countryside is part of the Cotswolds Area of Outstanding Natural Beauty (AONB), providing beautiful landscapes, walking trails, and outdoor recreation options. This prime location combines the tranquillity of village life with the convenience of nearby transport links and amenities.

### Site Inspection

The property is viewable from the highway but we would ask all parties wishing to access the site to contact [Newhomes@sheldonbosleyknight.co.uk](mailto:Newhomes@sheldonbosleyknight.co.uk)

### Services

We ask buyers to make their own enquiries and satisfy themselves with respect to services.

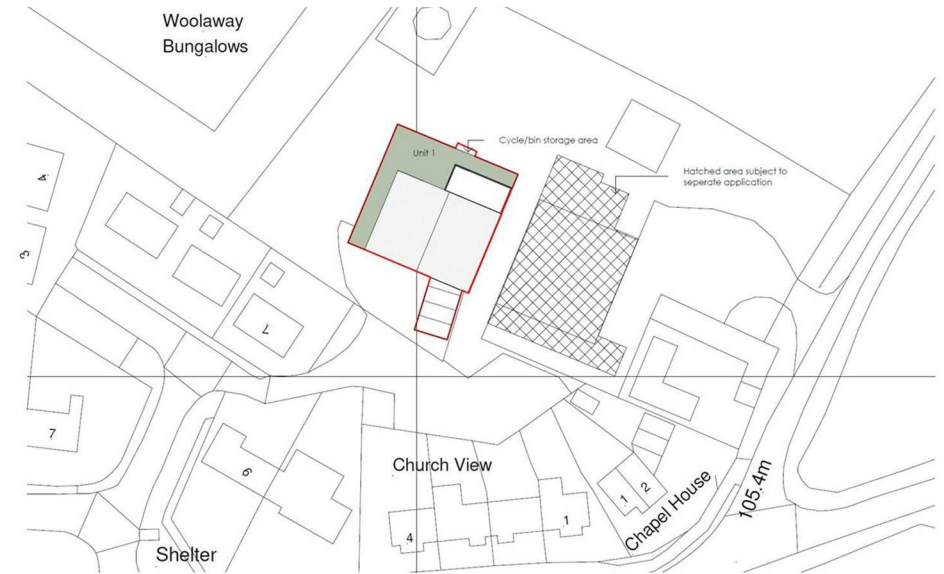
### Method Of Sale

The land is offered for sale by 'Private Treaty' as a whole.

### Wayleaves, Easements and Right of Way

The land is sold subject to and with the benefit of all rights and any other wayleaves or easements.

We are aware of a proposed right of way for access to the adjacent field, however it is for the purchaser to satisfy their enquiries of the routes thereof.



Site proposed - Barn 1

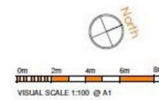
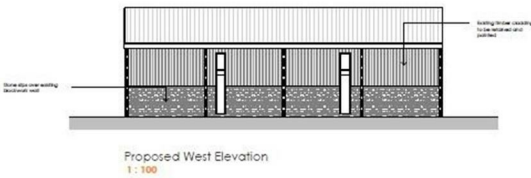
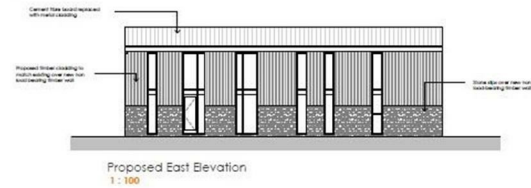
1 : 500

North

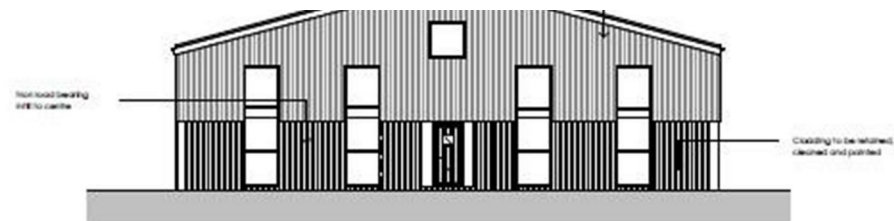




# Site Plan







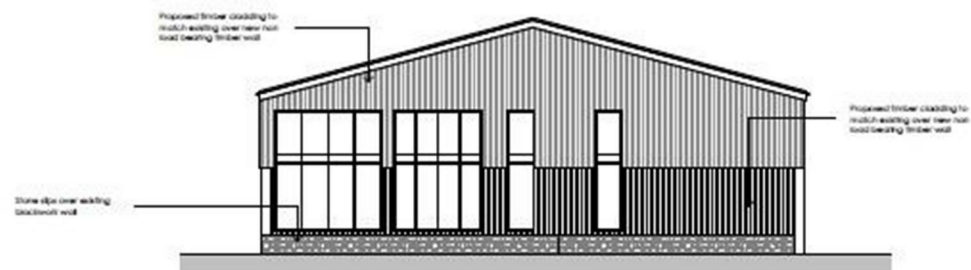
Proposed South Elevation

1 : 100



Proposed West Elevation

1 : 100



Proposed North Elevation

1 : 100



Proposed East Elevation

1 : 100





# Floorplan



Proposed GF Plan  
1 : 100

Unit 1



Proposed GF Plan  
1 : 100

Local Authority  
Cotswold District council

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)



SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

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BLOCK  
MANAGEMENT

RURAL



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