



Old School Lane, Lighthorne, CV35 0AX

Property Description

Rare Opportunity – 7 Acres with Planning Permission in Lighthorne

An exceptional opportunity to acquire 7 acres of prime land in the sought-after village of Lighthorne, offering a unique blend of development potential and existing accommodation.

This rare offering includes:

- Planning permission for an impressive circa 4,000 sq. ft. executive home with garaging, designed to complement the beautiful rural surroundings.
- An existing three-bedroom detached bungalow, providing immediate living space or rental potential.
- Extensive grounds, ideal for equestrian use (STP), smallholding (STP), or simply enjoying a private countryside retreat.

Set in an idyllic location with excellent transport links, this is a perfect prospect for developers, investors, or those seeking to build their dream home in a peaceful yet well-connected village.

The existing accommodation comprises in brief: On the Ground Floor, Hallway, Living Room, Conservatory, Kitchen/Breakfast Room, Utility Room, Two Bedrooms and Shower Room. On the First Floor, Three Bedrooms and a Family Bathroom.

Lighthorne is a delightful conservation village set in rolling countryside ideally located for easy access to Warwick, Leamington Spa (8 miles) and Stratford-upon-Avon (10 miles).

The M40 is just 4 miles away giving easy access to London or North and the M42, while Jaguar Land Rover & Aston Martin HQ's are in close proximity.

*Proposed CGI illustrations & boundary lines are for marketing purposes only





£1,200,000

Planning Permission

Planning Ref - 24/01447/FUL

Type - Full Application

Decision - Permission with Conditions (20th December 2024)

Address - Pound Green, Lighthorne, Warwick, CV35 0AX

Description - Resubmission of 15/04359/FUL (full application for the change of use from agricultural to domestic, demolition of a barn, and erection of a single dwelling and car/port/garage), to exclude widening of Heath Lane from junction to existing access for Pound Green House.

Date Received - 11th June 2024

Location - Lighthorne

Lighthorne is a picturesque Warwickshire village known for its quaint rural charm, strong sense of community, and scenic countryside surroundings. Despite its peaceful village feel, Lighthorne benefits from excellent connectivity and proximity to major employment hubs, making it an attractive location for both families and professionals.

One of its key advantages is its close proximity to Jaguar Land Rover's (JLR) Global Headquarters at Gaydon and Aston Martin's Headquarters, both of which are just a few minutes' drive away. These world-renowned automotive centres bring significant investment and employment to the region, attracting a highly skilled workforce seeking quality housing in desirable locations like Lighthorne.

Situated just off the M40 (Junction 12), the village also offers convenient access to Warwick, Leamington Spa, Stratford-upon-Avon, and Birmingham, making it a well-connected yet idyllic place to live. With a blend of heritage, accessibility, and employment opportunities, Lighthorne is a sought-after location for those looking to enjoy countryside living without compromising on connectivity.

Services

Mains water, drainage and electricity are connected to the property. Oil central heating is installed at the property.

Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase

Wayleaves, Easements and Rights of Way

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

The vendor is not aware of any rights, however it is for the purchaser to satisfy their enquiries of the routes thereof.

Council Tax

We understand that the property has been placed in band E with Stratford District Council

Tenure

We understand that the property is for sale Freehold

Viewings

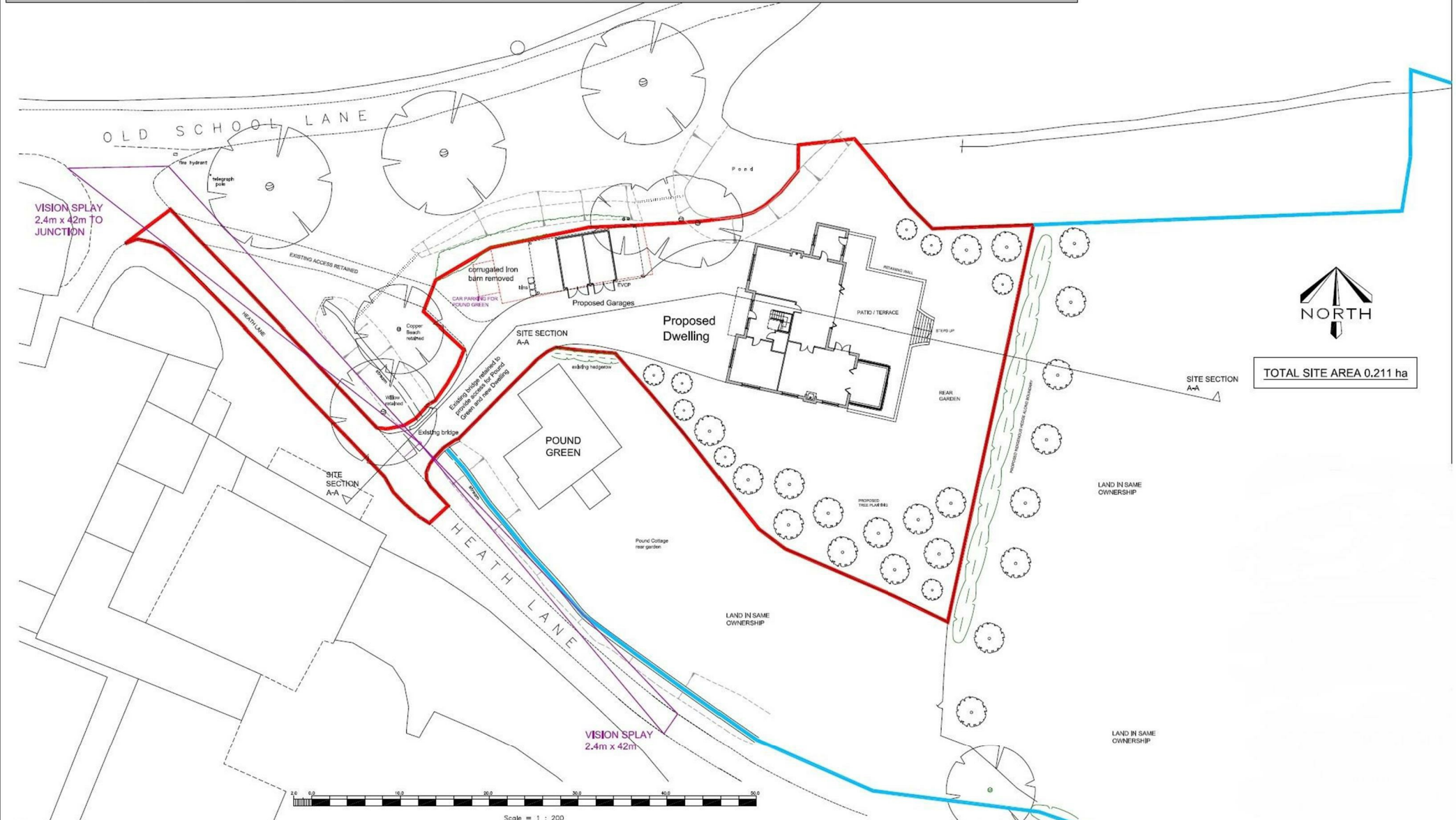
Viewings strictly by appointment with the Agents.







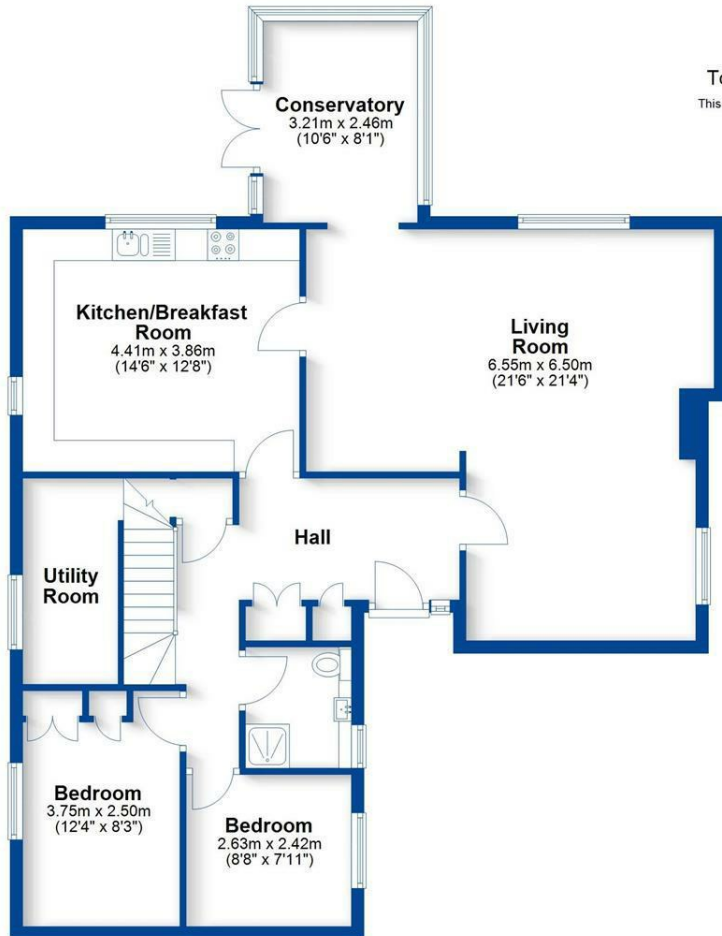
The Old School House



Floorplan

Ground Floor

Approx. 101.0 sq. metres (1086.7 sq. feet)

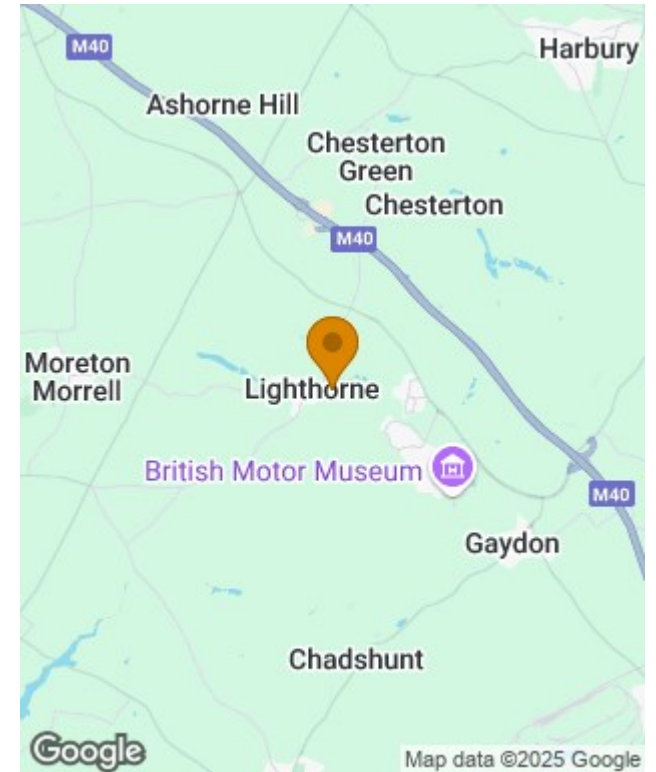
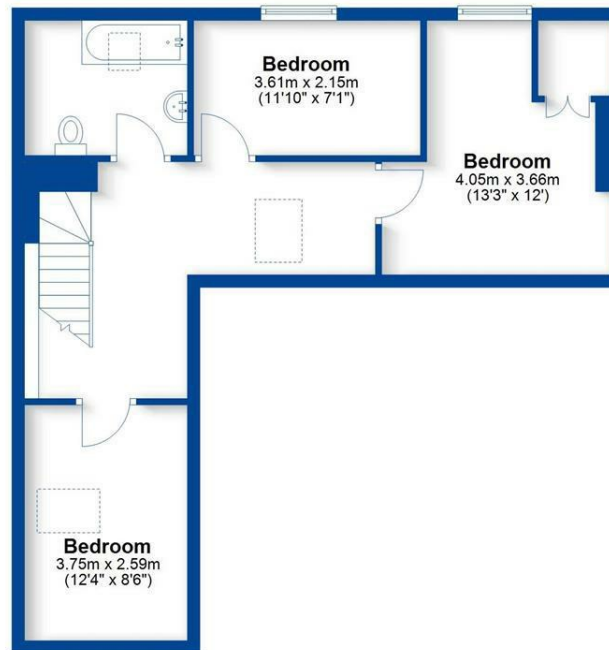


Total area: approx. 153.9 sq. metres (1656.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

First Floor

Approx. 53.0 sq. metres (570.0 sq. feet)



EPC Rating - E

Tenure - Freehold

Council Tax Band - E

Local Authority
Stratford 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



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

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HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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