



LAND WITH PLANNING CONSENT FOR
LARGE EXECUTIVE HOUSE
Grafton Lane, Binton, Stratford-upon-Avon, CV37 9TX

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS



THE PROPERTY

Build Your Dream Home – Exceptional Development Opportunity

An outstanding opportunity to acquire 2.15 acres of prime land in a beautiful rural setting, complete with full planning permission to build an impressive 5,022 sq ft executive family home with a detached double garage.

Nestled in stunning countryside, the approved plans allow for the demolition of the existing bungalow and the construction of a new home set more centrally within the expansive grounds. This thoughtful positioning enhances both privacy and curb appeal, offering generous landscaped gardens to the front and rear.

FULL PLANNING PER-
MISSION GRANTED
TO BUILD
AN EXCEPTIONAL
5,022 sq ft
EXECUTIVE HOME





KEY FEATURES

- > A stunning prime rural land with full planning Permission
- > Planning granted to build an exceptional five bedroom, five bathroom dwelling to replace existing bungalow
- > Planning Ref - 23/02803/REM

- > Five miles from Stratford-upon-Avon
- > Detached double garage with accommodation above
- > Services connections in close proximity
- > Freehold



Front Elevation (North)



Rear Elevation (South)



Front Elevation



Left Hand Side Elevation (East)



Right Hand Side Elevation (West)



Left Hand Side Elevation

PROPOSED ACCOMMODATION

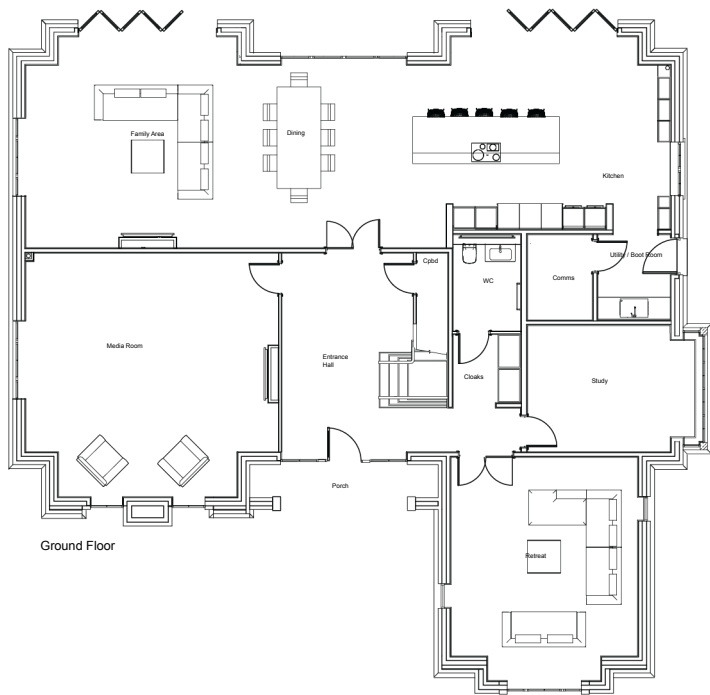
Ground Floor (2,534 sq ft):

- > Grand entrance hall
- > Spacious media room
- > Study
- > Private retreat room
- > Cloakroom / W.C.
- > Utility / boot room
- > Expansive open-plan kitchen, dining, and family area with dual-aspect bi-fold doors opening to a rear patio

First Floor (2,488 sq ft):

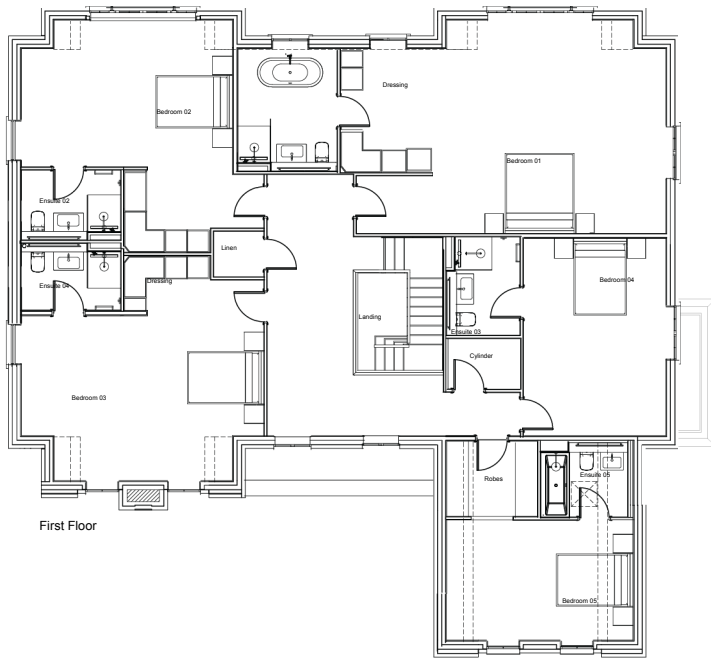
- > Luxurious principal suite with dressing area and large en-suite
- > Four additional double bedrooms – each with its own en-suite
- > All bedrooms feature breathtaking views over rolling countryside

FLOORPLAN



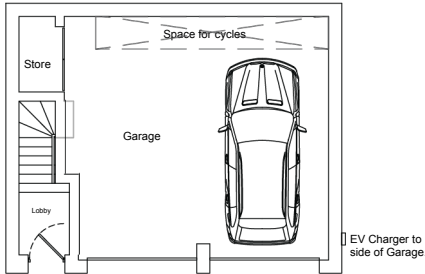
Proposed Ground Floor Plan

235.41m² / 2534sqft Total
466.59m² / 5022sqft

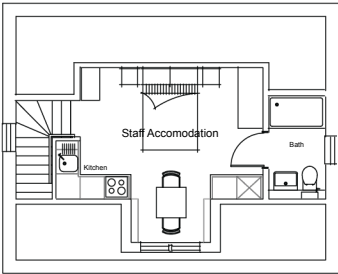


Proposed First Floor Plan

231.18m² / 2488sqft

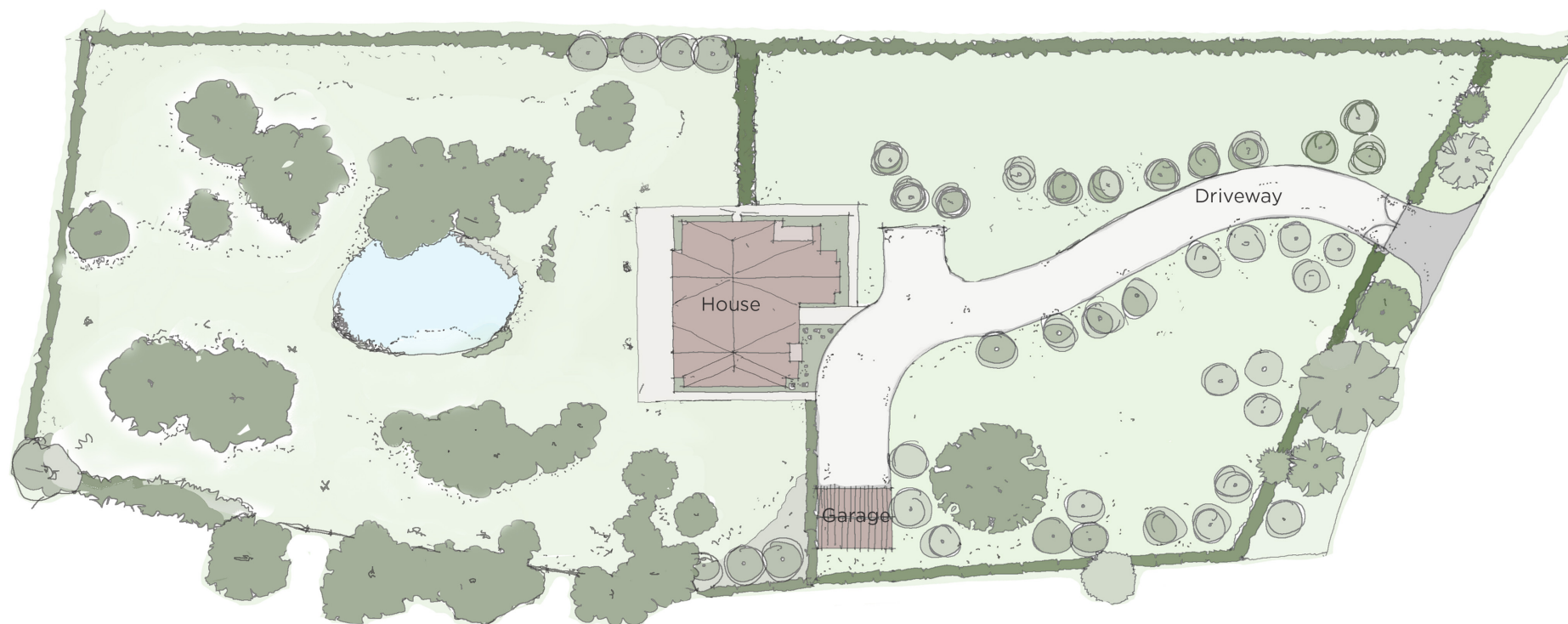


Ground Floor Plan
45.80m² / 493sqft Total
70.26m² / 756sqft First



Floor Plan
24.46m² / 263sqft

SITE PLAN



PLANNING PERMISSION

FULL PERMISSION FOR DWELLING WITH SEPARATE GARAGE

Stratford District Council

23/02803/REM pursuant to outline application ref. 19/02933/OUT

Date Decision Issued 26/03/2025

Demolition of existing bungalow and full planning permission for replacement dwelling & separate garage together with associated infrastructure including roads, drainage and access from Binton Hill



Services

We have been informed by the sellers that services connections are in close proximity to the plot. The site benefits from main sewerage, electrics and water connection near the road. Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability, or otherwise, of services.

Rights of Way, Easements and Wayleaves

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.

Viewings

Viewings are strictly by appointment only.

Tenure

The land and property is freehold.

Former Nursery Site

Outline planning permission has also been granted for the demolition of the adjacent buildings on the former nursery site and the residential development of four prestigious executive homes. These future residences will be accessed via the separate private entrance, ensuring a cohesive and exclusive development.

Full details of the planning application can be viewed on the Stratford-on-Avon District Council Planning Portal under reference 19/02940/ OUT. The Reserved Matters application is due to be submitted shortly.

LOCATION | BINTON

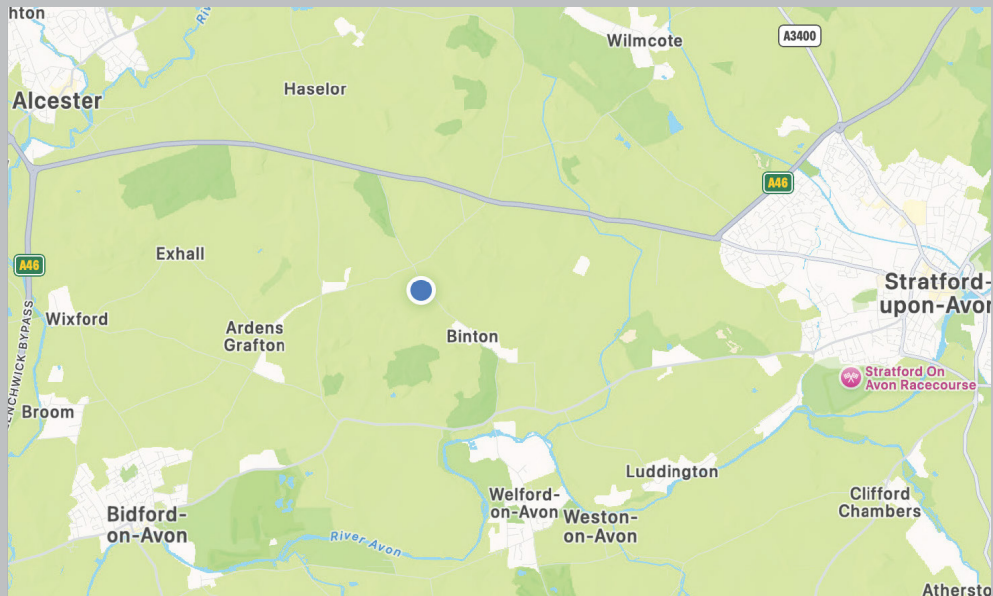
Binton is a picturesque village and civil parish located in the Stratford-upon-Avon district of Warwickshire, England, approximately 5 miles (8 km) west of Stratford-upon-Avon. It is conveniently situated near the A46 and A439 roads, facilitating easy car travel to neighbouring towns, including Stratford-upon-Avon, Warwick, and Leamington Spa. While it is a tranquil village, essential amenities are available in nearby towns:

Education

The nearest primary school is located in Temple Grafton, with secondary schools in Stratford-upon-Avon and Alcester.

Shopping and Services

Stratford-upon-Avon offers a wide range of shops, supermarkets, healthcare facilities, and entertainment options. For more detailed information about Binton, including community events and local governance, you can visit the Binton Parish Council website.



Founded in Shipston-on-Stour in 1843, the Sheldon Bosley Knight business was built on auctions and on-site farm sales. In the 180 years since, our business has survived two world wars, seen seven monarchs, successfully navigated recessions and depressions, and watched in awe as men landed on the moon. Very few UK independent businesses have the heritage we do.

Our business has also grown and developed significantly in the 180 years since we started, into an estate, land and property agency, with a team of more than 250 and trusted by thousands of happy customers.

We now have 10 specialist departments – residential sales, residential lettings, commercial property, block management, new homes, rural land agency, surveys, planning and architecture, auctions and strategic land and development – operating in offices across four counties and are proud to be embedded in the local communities we serve.



For more information please contact the New Homes

Team on 01789 333 466 or

newhomes@sheldonbosleyknight.co.uk