



Land and Buildings at Carrow Barn, Avon Dassett, CV47 2AP

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Key Features

- Rare opportunity to build a bespoke home in the sought-after village of Avon Dassett
- Full planning permission granted for the demolition of existing structures in the 1.3 acre plot
 - Approved design for a stunning barn-style new build (approx. 246.8 sq m)
 - Application Ref - 23/03397/FUL (Appeal Ref: APP/J3720/W/24/3351111)
 - Landscaped rear garden and orchard included in the proposed layout
 - Additional land available by separate negotiation - 11.7 acres
 - Idyllic countryside setting in a designated conservation village
 - Services in close proximity
 - Conversion of traditional stone building to garage



Property Description

An Exceptional Self-Build Opportunity in Avon Dassett

A rare chance to create your dream home in the picturesque Warwickshire village of Avon Dassett.

Planning permission has been granted for the demolition of the existing steel barn, modern garages, and dilapidated outbuildings, making way for a beautifully designed, barn-style residence, extending to approximately 246.8 sqm and the conversion of traditional stone building to garage, set in a 1.3 acre plot.

This striking four-bedroom home has been thoughtfully planned to maximise natural light and modern open-plan living, featuring an impressive atrium entrance lobby, expansive living and entertaining spaces, home office, and four bathrooms—including a pair of rear-facing executive bedrooms with access to a shared balcony overlooking the garden and private orchard.

The scheme also includes the enhancement of the surrounding land to create a private rear garden and orchard, offering a peaceful outdoor retreat. 11.7 acres of additional land may be available by separate negotiation, offering further potential for buyers.

Tucked away in one of Warwickshire's hidden gems, this is a truly unique opportunity to build a bespoke home in a timeless rural setting.

Please note: The red line boundary displayed in marketing images is indicative only and should not be relied upon for legal purposes.

For further information contact our Land & New Homes team today.

Viewings by appointment – don't miss out!

Avon Dassett

Avon Dassett is an idyllic, conservation village nestled on the slopes of the Burton Dassett Hills in South Warwickshire. With golden stone cottages, two historic churches, and far-reaching countryside views, the village blends heritage charm with natural beauty.

Nestled among rolling hills and picturesque walking routes, Avon Dassett offers a tranquil rural lifestyle without sacrificing connectivity. The village is just a short drive from Banbury—with direct trains to London Marylebone in as little as 57 minutes—Kineton, and Junctions 11 and 12 of the M40. Local highlights include the much-loved Yew Tree pub, a thriving community hub, and the stunning Burton Dassett Hills Country Park, right on the doorstep.

Perfect for those seeking tranquillity, character, and a strong sense of community, Avon Dassett is a rare gem in the Warwickshire landscape.

Planning Permission

District Council - Stratford-on-Avon District Council

Address - Land and Buildings Adjacent Avon Carrow, off Hill View, Avon Dassett, Warwickshire

Application Ref - 23/03397/FUL

Proposal - the demolition of existing barn, modern garages and dilapidated structure, and erection of one local market dwelling, conversion of existing traditional building to garage, and all associated works.

Decision - The appeal is allowed, and planning permission is granted (Appeal Ref: APP/J3720/W/24/3351111)

Services

We have been made aware that there is electricity to the plot (currently disconnected), water connection can be found at the road, and that there is no mains drain or septic tank on site. Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability, or otherwise, of services.

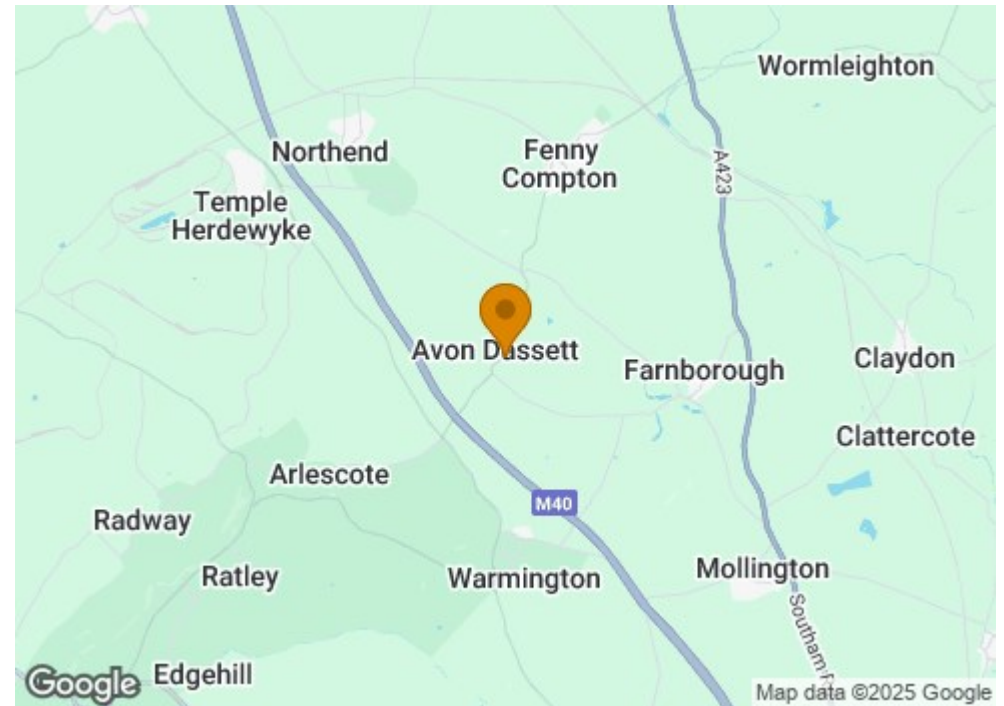
Rights of Way, Easements and Wayleaves

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

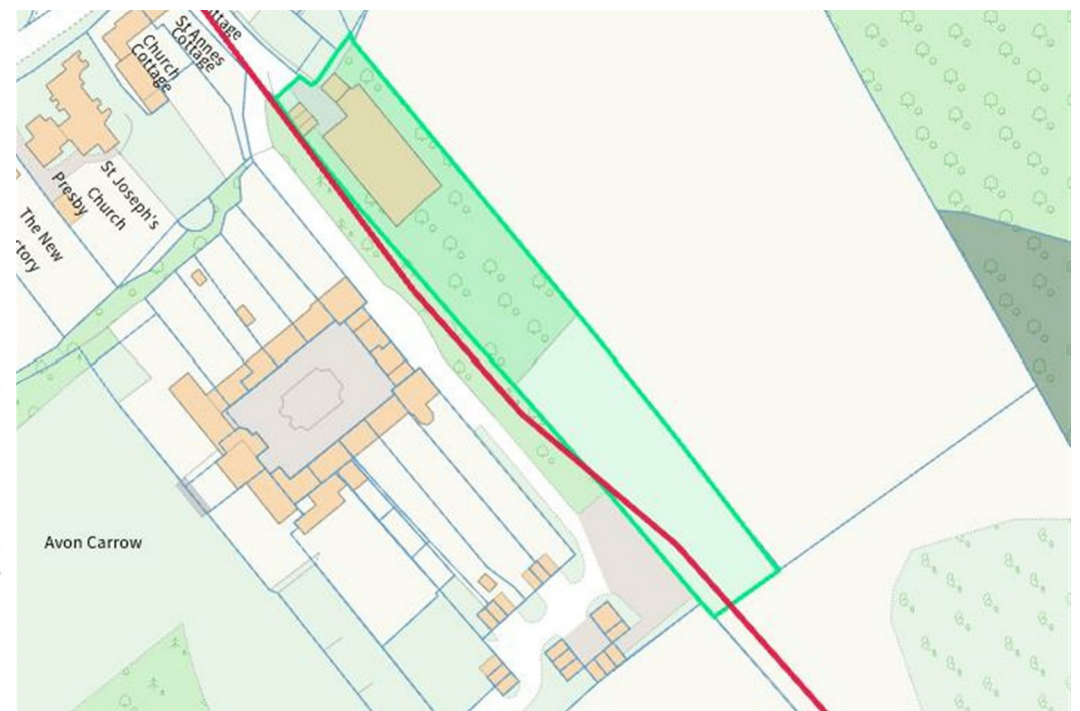
The Public Footpath SM153/1 runs along the southern boundary of the plot, however it is for the purchaser to satisfy their enquiries of the routes thereof.

Tenure

This property and land is sold as freehold.



Guide Price £400,000



An aerial photograph of a rural landscape. A large, irregular area is outlined with a thick red line. This area contains a mix of green trees, brownish scrubland, and patches of bare earth. To the left of the red-outlined area is a vibrant green field. Above it is a large, golden-brown harvested field. In the background, a village with a church spire is visible among more trees. At the bottom of the image, near a road, there are several buildings, including a large dark barn and some smaller structures with translucent roofs.

Additional 11.7 acres available

Floorplan



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

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