



Hall Lane, Leamington Spa, CV33 9HG

Property Description

A Rare Opportunity in the Heart of Harbury.

Generous Building Plot | Approx. 0.86 Acres | Self or Custom Build

An exceptional opportunity to acquire a generous building plot extending to approximately 0.86 acres, nestled at the end of a private drive in the highly sought-after village of Harbury.

This discreet and peaceful setting is shared with just two other bespoke detached homes and offers direct access onto Hall Lane. The site lends itself perfectly to the creation of a gated entrance and a truly individual home, all within a short stroll of the village's amenities.

Beyond the generous building footprint, the plot boasts expansive grounds ideal for creating a beautiful garden sanctuary, with open countryside to both the east and west offering uninterrupted rural views. The plot includes ownership of the drive from the main road.

Harbury offers everything required for idyllic village living—thriving local amenities, a strong community spirit, and excellent transport connections. The M40 motorway is just a short drive away, while the nearby town of Leamington Spa (approx. 10 minutes by car) provides a wide array of retail, leisure, and rail links to London and beyond.

For more information, please contact Sheldon Bosley Knight Land & New Homes.

Important Notice:

The red line boundary shown in marketing materials is for illustrative purposes only and should not be relied upon for legal or transactional matters.

Visual images and floorplans shown are of the previously approved planning permission.





Key Features

- Generous building plot of approx. 0.86 acres
- Peaceful and private setting
- Outline Planning consent to allow a buyer to customise the design
- Superb transport links
- Excellent local schooling options
- Private access
- Planning history includes consent for a 2,755sqft dwelling
- All necessary services are located in close proximity to the plot
- Freehold
- The plot includes ownership of the drive from the main road

Asking Price
£450,000

Planning

The consent allows for a substantial new home for the future occupier, on a Self or Custom build basis. There are 2 planning permissions granted for the site by Stratford District Council. Originally a detailed scheme, approved on Appeal, 23/00130/FUL - APP/J3720/W/23/3327119 and a further Outline granted in 2024 by the Local Authority, ref 24/00975/OUT.

A fully detailed scheme, including detailed approval of the house type, was designed for the landowners own home, establishes the scale and style of property allowable on site (2755sq ft). However due to a change in circumstances during the original consent being secured, their plans had changed and a further Outline application was made and approved to allow the site to be sold and for a future purchaser to secure a Reserved Matters consent for the design of their choice, under Self or Custom build basis.

Please note, the planning consent under Self or Custom Build requires the occupier of the property must have had primary input into the design and intend to live in the home as their primary residence.

Location

Harbury is a vibrant and well-connected Warwickshire village, perfectly positioned for modern country living. Despite its peaceful rural charm, Harbury benefits from excellent transport links—just a short drive from the M40 motorway, offering quick access to Birmingham, Oxford, and London.

The nearby towns of Leamington Spa, Warwick, and Southam are all within easy reach, providing a wide range of shopping, dining, schooling, and leisure facilities. Leamington Spa, approximately 10 minutes by car, also offers direct rail services to London Marylebone, Birmingham, and beyond—making Harbury ideal for commuters seeking a quieter pace of life without compromising on connectivity.

Harbury also benefits from a strong selection of local and nearby schools. The highly regarded Harbury Church of England Primary School is located in the heart of the village, while excellent secondary options can be found in Southam (Southam College) and Leamington Spa (including both state and independent schools such as North Leamington School, Kingsley School, and Warwick School).

Services

All of the necessary services are located within the easy reach of the property. The technical pack contains details of drainage, water, power, gas and broadband, which are found in the adjoining Hall Lane, or within the private driveway.

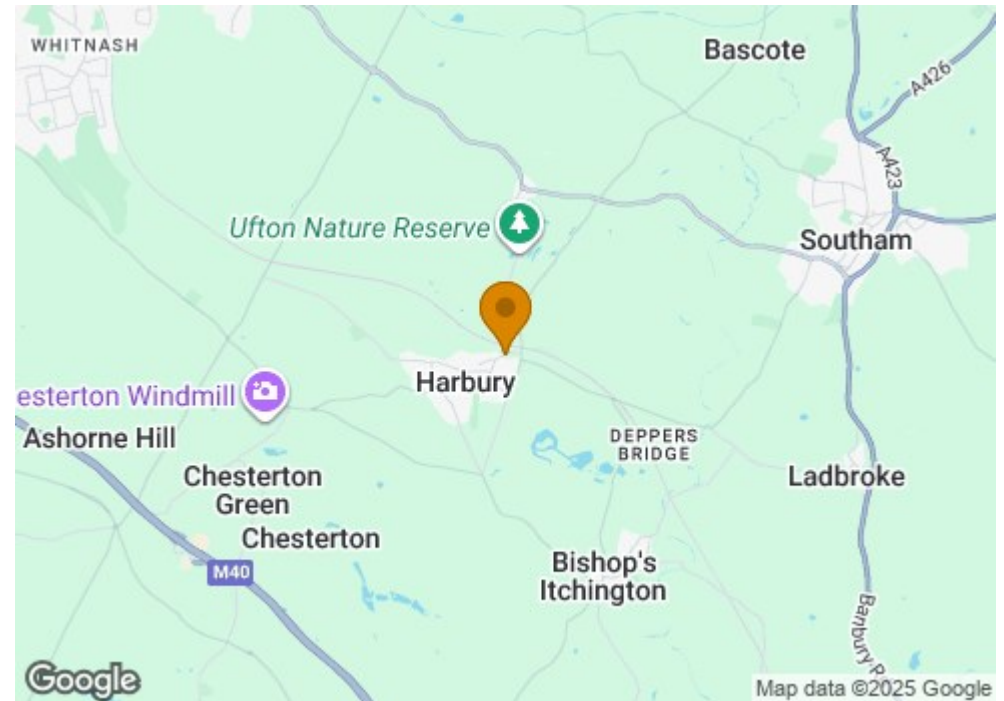
Rights of Way, Easements and Wayleaves

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.

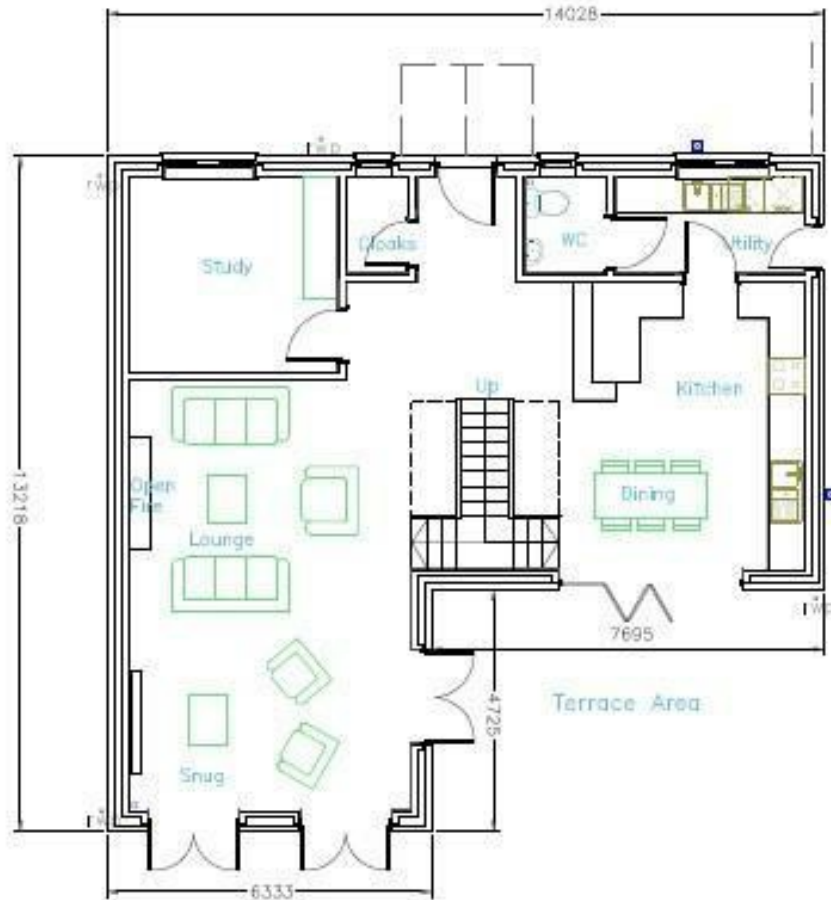
Tenure

The land is sold as freehold.





Floorplan



Ground Floor Plan

GIA
GF 128 Sq.m
FF 128Sq.m

2755 Sq.ft OA. Internal



First Floor Plan

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



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.