



**Seaford, Pershore, WR10 2LF**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS





# Property Description

We are delighted to present an exciting opportunity to acquire a large agricultural barn with planning permission for a residential dwelling located in the charming and picturesque village of Pinvin, Worcestershire. Nestled within the stunning rural countryside, this site offers an ideal blend of rural tranquility and convenient access to local amenities.

Set in 2.6 acres, and with Class Q planning permission already granted for a residential dwelling, this barn offers the perfect blank canvas for creating your ideal countryside home. The 238.8 sqm space can be transformed to suit your lifestyle and preferences.

The site benefits from its own private access and drive, ensuring total privacy and ease of access.

Pinvin is a quaint village set amidst the beautiful Worcestershire countryside. With its peaceful surroundings and strong sense of community, it offers the perfect environment for those seeking a quieter way of life. The village itself has access to a range of local services and amenities, while larger towns and cities such as Pershore and Worcester are within easy reach, providing access to further shops, schools, and cultural attractions.

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





## Key Features

- Class Q Planning Permission for a Single Residential Dwelling
- Generous Floor Area of 238.8sqm
- Designed For a Three Bedroom Single Storey Conversion.
- Picturesque Rural Setting
- Private Access & Drive
- Services Nearby
- Excellent Transport Links
- Rare opportunity With Huge Potential
- Viewings Strictly By Appointment

**Offers In Excess Of  
£300,000**



## Planning Permission

Application Number: W/24/02591/GPDQ

Location Address: Land At (OS 9574 5003) Seaford Pinvin

Proposal: Notification for Prior approval for the proposed change of use of an agricultural building into 1 no larger dwellinghouse (Class C3), and for building operations reasonably necessary for the conversion.

Status: Approval

Decision Date 13/02/2025

## Services

Services are in close proximity to the site.

We understand that the site has it's own separate electricity supply (MPAN) in the barn, and the water connection is on the main road near the site.

There is no mains drainage.

## Wayleaves, Easements & 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.

## Method Of Sale

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

Viewings are strictly by appointment only.









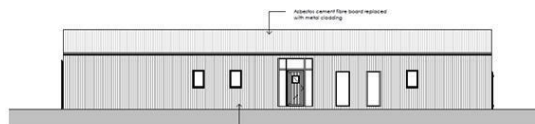




# Floorplan



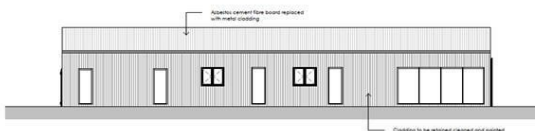
1 GF level proposed  
1:100



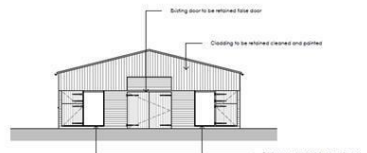
Proposed North Elevation  
1:100



Proposed East Elevation  
1:100



Proposed South Elevation  
1:100



Proposed West Elevation  
1:100

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Copyright in all drawings is vested in Sheldon Bosley Knight and plans & drawings shall be prepared only for the purposes stated & shall not be used for any other purpose without written consent.  
The drawings are prepared to the best of our knowledge and belief and are not to be construed as a guarantee of any kind.  
Further plans or drawings shall be prepared only on the basis of a written contract for the purpose of design and construction of works to be done.  
All drawings shall comply with all relevant standards and standards of the industry.  
Consent to use and not to be used in any other way, including any other use, is hereby given by the client. The client shall be notified of any changes to the drawings and the drawings shall be revised accordingly.  
Do not use the drawings, design and technical drawings and drawings for any other purpose.



0m 1m 2m 3m 4m 5m  
VISUAL SCALE 1:100 @ A1

FEASIBILITY		
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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

Tenure - Freehold



# 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

NEW  
HOMES

BLOCK  
MANAGEMENT

RURAL



#### DISCLAIMER

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