



Willow Barn, Farm Lane, Atch Lench, Worcestershire

---



A detached agricultural building with consent to convert to a lovely two bedroom home in a stunning location with far-reaching views and at the end of a long drive with paddocks to the front.

---

### Proposed accommodation and amenities

Over 1,000 sq ft of accommodation on one floor, comprising  
Kitchen/living/dining room | Utility room | 2 double bedrooms | Bathroom

Long drive and parking area | Garden and paddocks

**In all, about 1.52 acres**

### Situation

Atch Lench is one of five villages known locally as The Lenches, a well-kept Worcestershire secret just across the border with Warwickshire. Set in superb unspoilt countryside, the village is close to Harvington (1 mile), which provides shopping for day-to-day requirements with more extensive shopping and leisure facilities at Evesham, Stratford-upon-Avon, Worcester and Cheltenham.

The area is extremely well provided with a range of state, private and grammar schools to suit most requirements, including the well-respected Prince Henry's School in Evesham. For the commuter, both the M5 and M40 are easily accessible, providing routes to Birmingham and London. Direct train services run from nearby Evesham station into London Paddington.

Atch Lench is extremely well placed to enjoy a multitude of cultural events in the area, with the Royal Shakespeare Theatre in Stratford-upon-Avon, the International Music Festival at Cheltenham and in Worcester, the Three Choirs Festival. Racing at Stratford, Worcester and Cheltenham.



2

1

1







## Distances

Evesham 4 miles (trains to London Paddington from 1 hour 40 mins), Stratford-upon-Avon 13 miles, Worcester 15 miles, Cheltenham 21 miles, Birmingham International Airport 29 miles, M5 (J7) 13 miles, M40 (J15) 19 miles  
(All distances and times approximate).

## Description

A three-bay enclosed steel frame barn in a stunning location with consent from Wychavon District Council ref W/24/00850/GPDQ for prior approval for a change of use to a dwelling house dated 27 June 2024, subject to conditions. The consent requires completion of the development within 3 years of the approval date.

The plans show bifold doors to the front, and principal rooms have west-facing windows to overlook the paddocks and get the benefit of the unspoilt views. Additional light to the accommodation will be provided by skylights. The elevations are proposed to be in timber cladding with insulated roofing sheets above. The barn provides a rare opportunity to create a contemporary modern home, with a high level of insulation and thermal efficiency, situated on the edge of a sought-after village, with paddocks to the front and a private drive, with the dwelling situated well back from the village lane.

The property will be ideal for a buyer wanting to downsize to a rural location but also with paddocks for a horse or livestock or for environmental enhancement. Equally, the property would be ideal for a couple looking to move to the country, enjoy a rural lifestyle, and create a property to suit their own style and character.

## Gardens and grounds

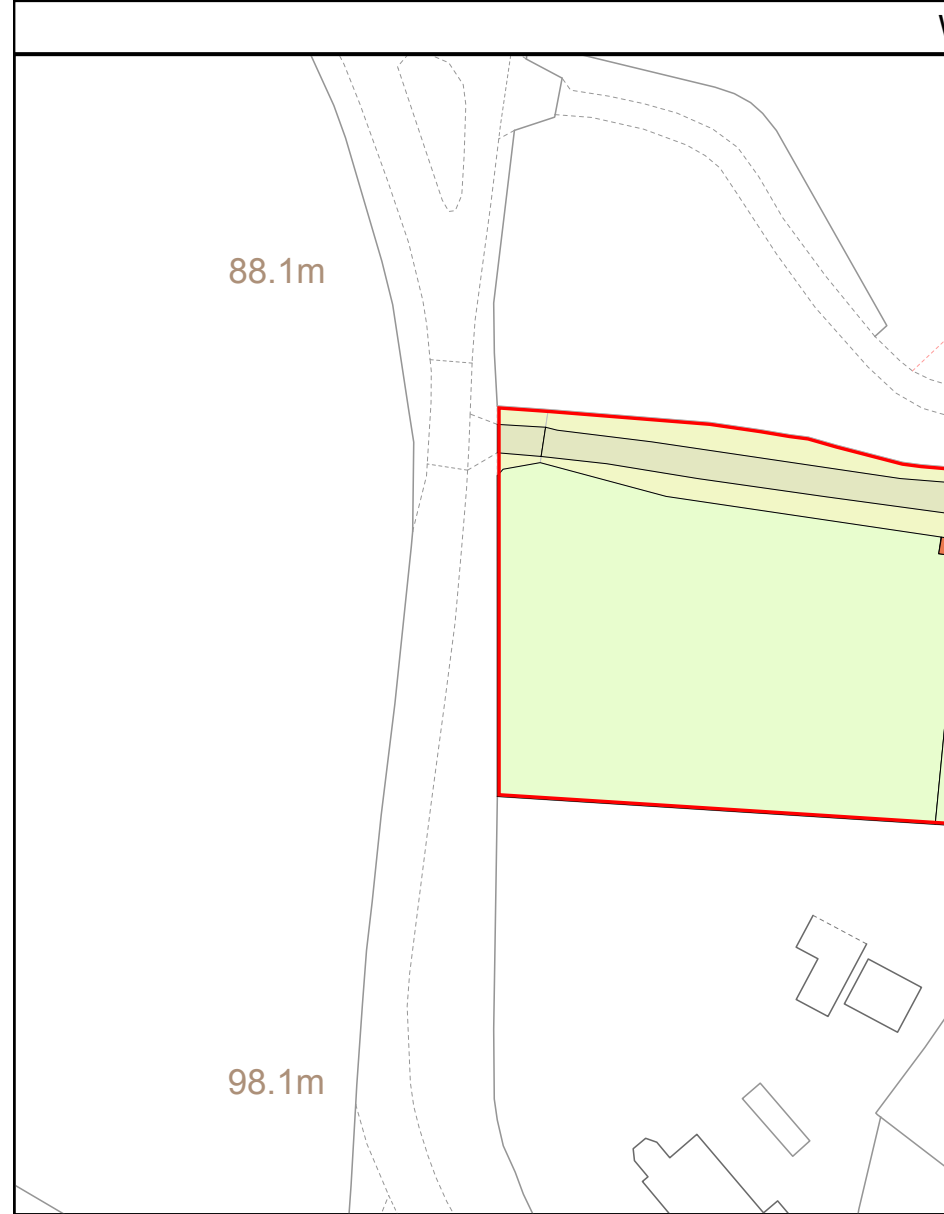
The drive passes along the north boundary of the property, with the three paddocks to the south side, with a field shelter and hedge to the roadside and with the proposed dwelling in the south-east corner of the plot. To the northwest of the property, the surrounding countryside slopes away, providing stunning views. Storage shed.



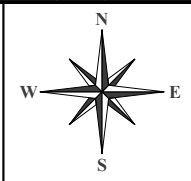




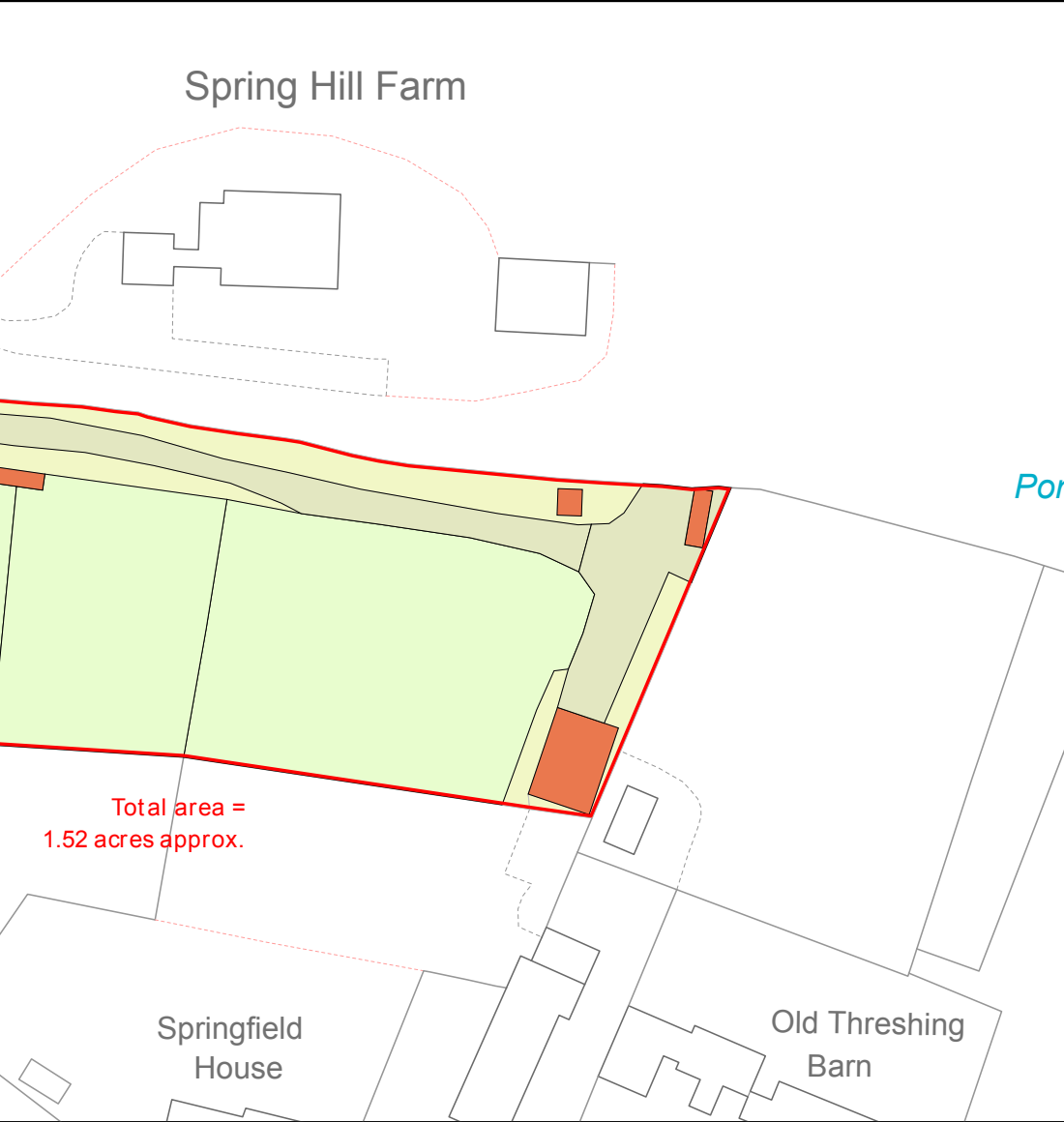




LDS Ltd  
Plan Preparation  
Unit 15, Glenmore Business Park  
Telford Road  
Salisbury SP2 7GL  
(e) [planprep@lds-survey.co.uk](mailto:planprep@lds-survey.co.uk)



# Willow Barn



## Directions (WR11 4SW)

From Stratford-upon-Avon, proceed west on the A46 signposted Alcester. At the large roundabout, turn right, crossing the River Alne and at the next roundabout, turn left signposted to Arrow. Continue along this road past Ragley Hall on the right-hand side and continue following the signs to Evesham. On entering the village of Harvington, turn right signposted to The Lenches. After approximately 1 mile, at the top of the hill, you enter Atch Lench. Continue through the village, and just before you leave the village, on the far side, before the road descends around a right-hand corner, the entrance to Willow Barn will be found on the right.

What3words: /// billiard.impact.seemingly

## Property information

**Services** Mains electricity is understood to be connected to the barn, and mains water and telephone are believed to be available in the lane, but purchasers must make their own enquiries about the availability of services.

**Local Authority** Wychavon District Council. Telephone 01386 565 000.

**Tenure** Freehold.

**Viewings** By prior appointment only with the agents.



Date: 13:08:24  
Drawn By: CW  
Scale: 1:900 @ A4  
Plan Ref: 19156

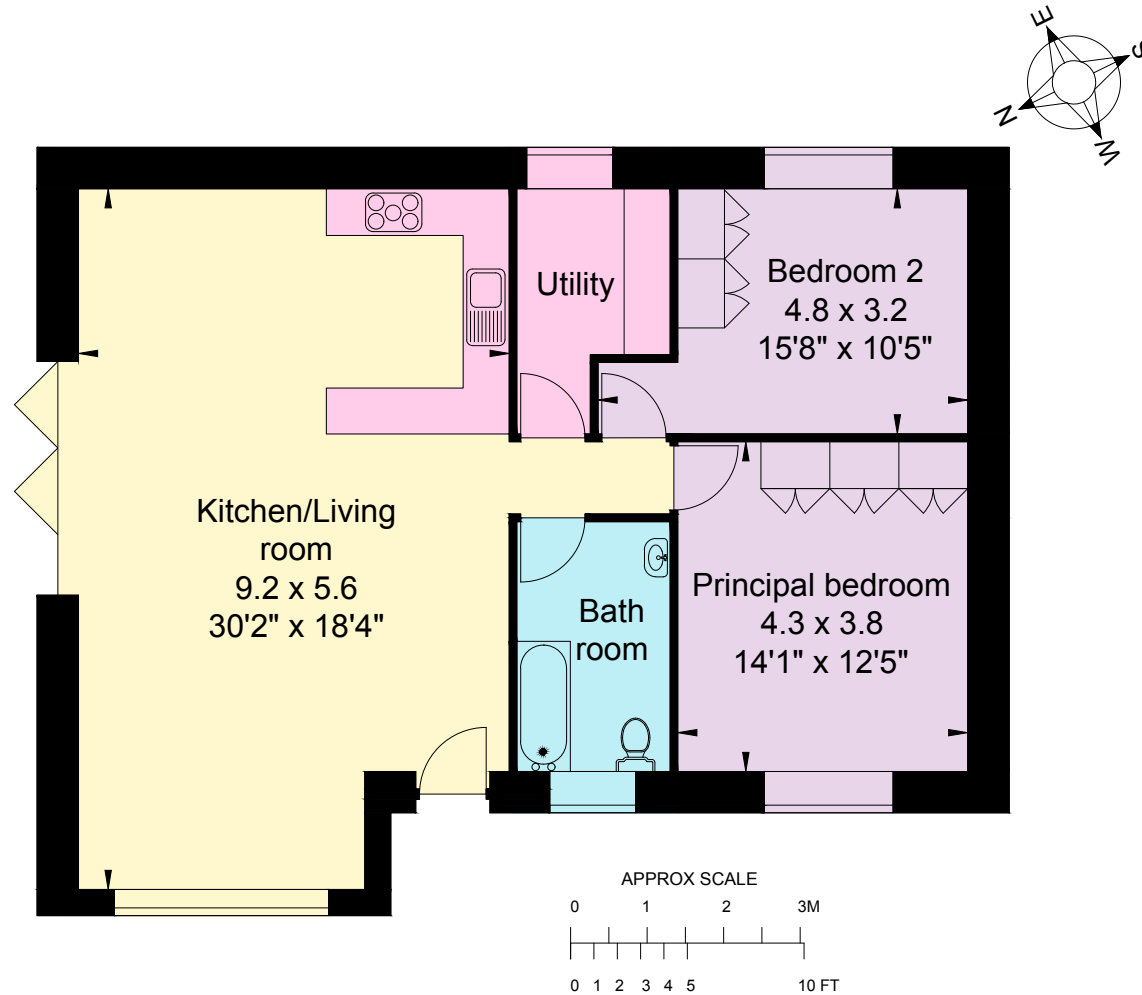
Title  
**Willow Barn**

This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. ©Crown copyright and database rights 2024. Licence No. AC000818786

## Approximate Gross Internal Floor Area

Total Area = 94 sq m / 1,012 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Knight Frank**

**Stratford Upon Avon**

**Bridgeway**

**CV37 6YX**

**[knightfrank.co.uk](http://knightfrank.co.uk)**

**I would be delighted to tell you more**

**James Way**

**01789 206950**

**[james.way@knightfrank.com](mailto:james.way@knightfrank.com)**



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value.

Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated [August 2024]. Photographs and videos dated [August 2024].

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Date: 21 August 2024  
Our reference: STR012422074

## Willow Barn, Atch Lench, Evesham, WR11 4SZ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £325,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at [knightfrank.co.uk](https://knightfrank.co.uk). You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

Enc:

**James Way**  
Partner  
+44 1789 206 950  
[james.way@knightfrank.com](mailto:james.way@knightfrank.com)

**Knight Frank, Stratford**  
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX  
+44 1789 297 735

[knightfrank.co.uk](https://knightfrank.co.uk)

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.2 Feb 24