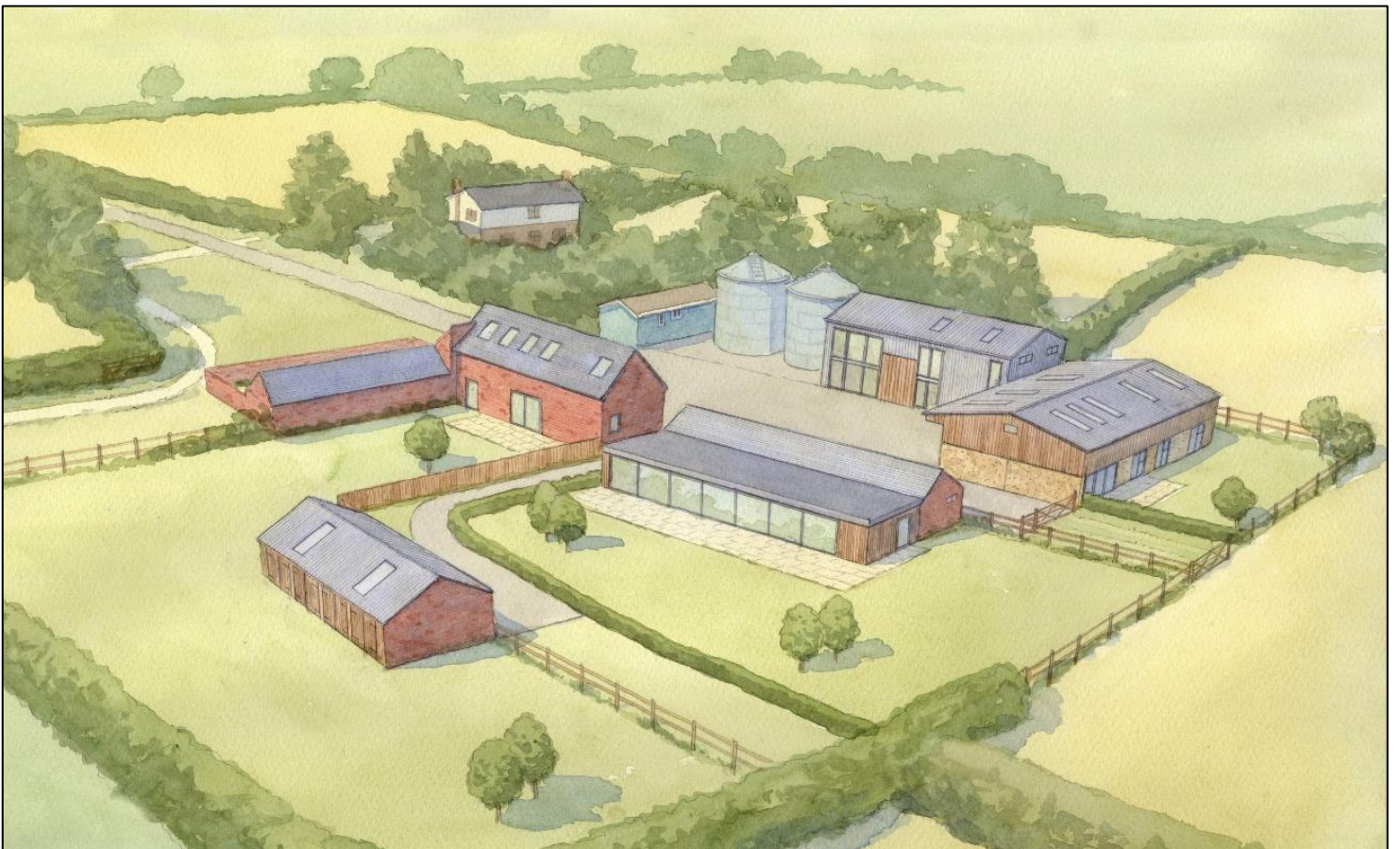


# RESIDENTIAL AND COMMERCIAL BARN CONVERSIONS

SOWE FIELDS FARM, LENTON'S LANE, ALDERMANS GREEN, CV2 1PA

Coventry 4 miles / Rugby 10 miles / Birmingham 19 miles

*With planning consent for the redevelopment of the site into 4 no. dwellings, 1 no. office, repair of an existing barn and associated works including parking and landscaping together with the demolition of existing agricultural buildings. Potential for further enhancement of the site, subject to planning.*



## Location

Sowe Fields Farm is situated off Lenton's Lane, Aldermans Green, to the North-East of Coventry (approximately 3.8 miles to the City centre). Access is directly off Lenton's Lane via a private drive (approximately 500 metres South of the property), providing privacy to the site.

It is well located for access to the M6, M42 and M40 motorways. Rail services are available from Coventry with trains to Birmingham Stations and London Euston. The NEC and Birmingham International Airport are within easy travelling distance.

Coventry (4 miles), Nuneaton (8 miles), Hinckley (10 miles), Rugby (13 miles), Leamington Spa (15 miles) and Birmingham (15 miles) are all just a short drive with good railway links, public houses, hotels, shops, garages, primary schools and secondary schools with both state and private options.

## The site



The site lies within the Green Belt, and extends to approx. 0.55 ha (1.36 ac) as outlined red on the plan.

The existing traditional agricultural buildings are of brick and tile construction alongside modern steel portal frame buildings, a static cabin and grain silos, totalling approximately 735m<sup>2</sup> (7,905sq ft) in floor area.

## Access

The property is accessed directly off Lenton's Lane through a set of double gates over a hardcore driveway. Sale contracts will include full rights of access over the existing track with rights to if required, subject to the continued use of the track for all other purposes including agricultural by the Vendor and other authorised personnel.

### Agent's Note:

1. These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract. 2. We have not carried out a survey on the property nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise. 3. If you have any queries or if there are any specific points you may wish to clarify before viewing, especially if you are travelling some distance, please contact this office to discuss them further. G101

## Planning Permissions and Future Potential



### \*A full planning statement is available on request.

There are permissions for four Class Q developments, with a combined floor space of 459m<sup>2</sup>, and one permission relating to the creation of a Class R unit, with a floor space of 79m<sup>2</sup>.

#### Class Q (residential)

Building A – 143m<sup>2</sup>

Building B – 151m<sup>2</sup>

Building E – 112m<sup>2</sup>

Building F – 53m<sup>2</sup>

Total consented floor area – 459m<sup>2</sup>

#### Class R (office)

Building C – 79m<sup>2</sup>

#### Permission to Repair

Building D – 85m<sup>2</sup>

Please see the below table for the Class Q and Class R applications that have been approved for the entire site. 4

Application No.	Description of Development	Date of approval	Decision
R23/0734	Prior Notification for the demolition of buildings at Sowe Fields Farm. The structures are identified on Demolition Site plan ref: A-P10-002 as 'C' and 'G'.	27 July 2023	Not Required
R23/0735	Repair and alteration works to Barn C at Sowe Fields Farm.	29 August 2023	Approved
R23/0981	Conversion of an agricultural building to office use under Class R of the General Permitted Development (Amendment and Consequential Provisions) Order 2015.	29 September 2023	Not Required
R23/1191	Application for repair of Barn D including the addition of new timber cladding and doors along with the repair of the existing brick walls.	17 April 2024	Approved
R24/0071	Class Q Prior Approval for the conversion of agricultural barns to 4 No. residential dwellinghouse (Class C3).	02 April 2024	Approved



RICS



OnTheMarket.com

rightmove



Old Bablake, Hill Street, Coventry CV1 4AN  
Tel: 024 7622 6684

coventry@godfrey-payton.co.uk  
www.godfrey-payton.co.uk

gp

GODFREY-PAYTON  
CHARTERED SURVEYORS

**Future Potential (subject to further Planning approval):**

a. Increased floorspace

The ability to increase the extent of floorspace on the site by utilising the 4m extension rule, could conservatively lead to an increase in gross floorspace of up to 40% subject to planning. The existing buildings are long-form with hardstanding or concreted areas to the front, indicating that increasing the width of the buildings by 4m should succeed under the regulations.

b. Increased housing numbers

The ability to increase the number of units for conversion is a further opportunity. The Vendor’s planning consultant believes that there is a good case for a total of 6 dwelling houses to be comfortably created as a consequence of applying the revised rules. This is possible by applying Minimum National Space Standards and does not account for any additional increases which might be generated from the ability to increase the overall floor space with 4m extensions onto surrounding hardstanding.

Taking all of the above into account, the increase in Class Q housing numbers and floorspace, could result in achieving a higher “base line” fallback position. Consequently, a higher number of replacement dwellings could be negotiated with the LPA as part of a pre-application process.



**Restrictions and Covenants**

The site will be sold with a restrictive covenant that limits residential development to 6 dwellings with other office or commercial uses as appropriate. The Vendor owns other land and property adjoining the development site.

**Services**

Purchasers are advised to make their own enquiries in respect of the location and cost of connection of local services. There are existing mains water and electricity connections to the site, although the purchaser will be required to provide independent supplies of all services within 6 months of completion of the

sale. The sale will also contain rights to install services over an easement width of 2 metres alongside the existing driveway. Further detail with regard to service connections is provided in the agents’ data room.

**Statutory Authorities**

- Severn Trent Water**  
W. <https://www.stwater.co.uk>
- Coventry City Council**  
E. [planning1app@coventry.gov.uk](mailto:planning1app@coventry.gov.uk)
- National Grid**  
E. [nged.newsupplies@nationalgrid.co.uk](mailto:nged.newsupplies@nationalgrid.co.uk)

**Tenure**

The property is offered for sale Freehold with Vacant Possession upon completion.

**Plans**

All plans shown on these sales particulars are for identification purposes only and will not form part of the contract documentation. Further details are available from the Selling Agents, and within the data room.

**Viewing**

Strictly by appointment only through the Selling Agents.

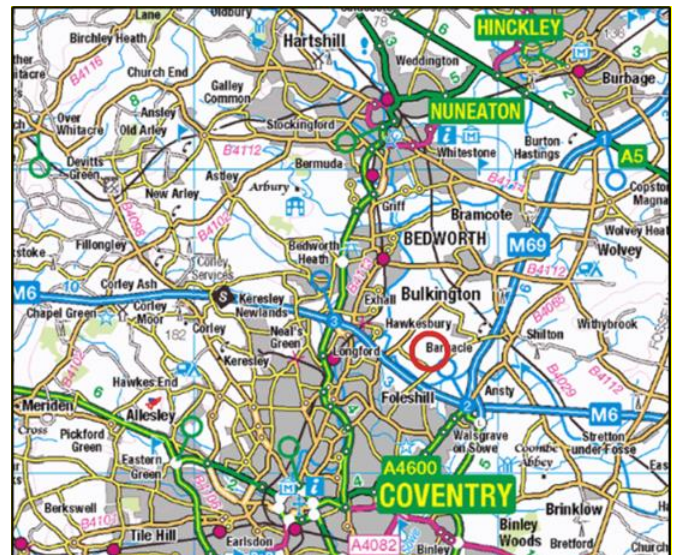
**For further information, or access to the data room, please contact**

**Godfrey Payton, Old Bablake, Hill Street, Coventry, CV1 4AN**

Contact Luke Clay or Edward Painter

T. 024 7622 6684

E. [luke.clay@godfrey-payton.co.uk](mailto:luke.clay@godfrey-payton.co.uk)



**Agent’s Note:**

1. These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract. 2. We have not carried out a survey on the property nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise. 3. If you have any queries or if there are any specific points you may wish to clarify before viewing, especially if you are travelling some distance, please contact this office to discuss them further. G101



Old Bablake, Hill Street, Coventry CV1 4AN  
Tel: 024 7622 6684  
[coventry@godfrey-payton.co.uk](mailto:coventry@godfrey-payton.co.uk)  
[www.godfrey-payton.co.uk](http://www.godfrey-payton.co.uk)

