



Highfields Farm Barn
Shrewley, Warwick, CV35 7BD
Guide Price: £285,000



GODFREY-PAYTON
CHARTERED SURVEYORS

A unique opportunity to acquire an agricultural building ready for conversion to create a dwelling in a rural location near the village of Shrewley.

Additional land extending to approximately 0.88 acres as shown edged blue, is available under a separate negotiation.

Key Features:

- A traditional agricultural building with Class Q consent for change of use to a single dwelling (Planning Reference W/24/0686)
- An exciting development opportunity to create a home in the countryside
- Excellent rural location with great transport links to the motorway network and railway stations.

Description:

The barn at Highfields Farm comprises of two adjoining agricultural barns constructed of mostly brick work with some concrete block walls and extends to approximately 148.77m² (1,601 sq ft). The building has formerly been used for agricultural purposes.

Highfields Farm Barn benefits from prior approval (Class Q) for the conversion into a residential dwelling (planning ref: W/24/0686). The design offers the following: kitchen with utility and boot room, open plan lounge and dining area, three bedrooms including a master bedroom with ensuite and dressing room.

Location:

Highfields Farm Barn is well positioned between the rural villages of Shrewley (1.5 miles east) and Lowsonford (1 mile west). The property is approximately 2.5 miles from the larger village of Claverdon which benefits from a junior and infant school, parish church, doctors' surgery and village hall. Local towns including Warwick (6.3 miles), Royal Leamington Spa (9 miles) and Stratford-upon-Avon (13.6 miles) are well serviced with an excellent range of amenities.

The Barn is well situated for easy access to the Midlands motorway network and local railway stations at Hatton and Warwick Parkway.





General Remarks & Stipulations:

Services:

It is understood that there is an existing mains water supply and three phase electricity connection to the property. Any potential purchaser must satisfy themselves as to the adequacy and the exact location of any required services. The purchaser will be required to install a private foul drainage connection/ treatment plant.

Access:

The site is accessed via Back Lane. The purchaser will be required to construct a new access point according to the planning consent.

Tenure:

The property will be sold freehold with vacant possession provided upon completion.

Local Authority:

Warwick District Council, Town Hall, Parade, Leamington Spa, CV32 4AT. Tel: 01926 450000

Restrictions:

The property will be sold subject to a restriction limiting the number of dwellings on the land benefitting from the Class Q consent to one. Use of the remainder of the land will be limited to agricultural/equestrian uses with no structures permanent or mobile to be located on it.

Public Rights of Way, Wayleaves and Easements:

The property edged red is subject to a public right of way in the form of a bridleway that runs along the western boundary. The right of way continues along the western and northern boundary of the land outlined in blue.

Plans and Boundaries:

These are believed to be correct, but their accuracy is not guaranteed. No claim shall be submitted for any errors, omissions or discrepancies. The property being sold can be seen edged red, with a further 0.88 acres of pastureland, available under a separate negotiation as shown edged blue.

The purchaser shall be deemed to have full knowledge of the boundaries. Upon completion, the purchaser will be responsible for erecting a fence to an agreed specification along the eastern and northern boundaries of the property shown edged red within 28 days. This requirement extends to the eastern boundary of the land shown edged blue if a sale is agreed.

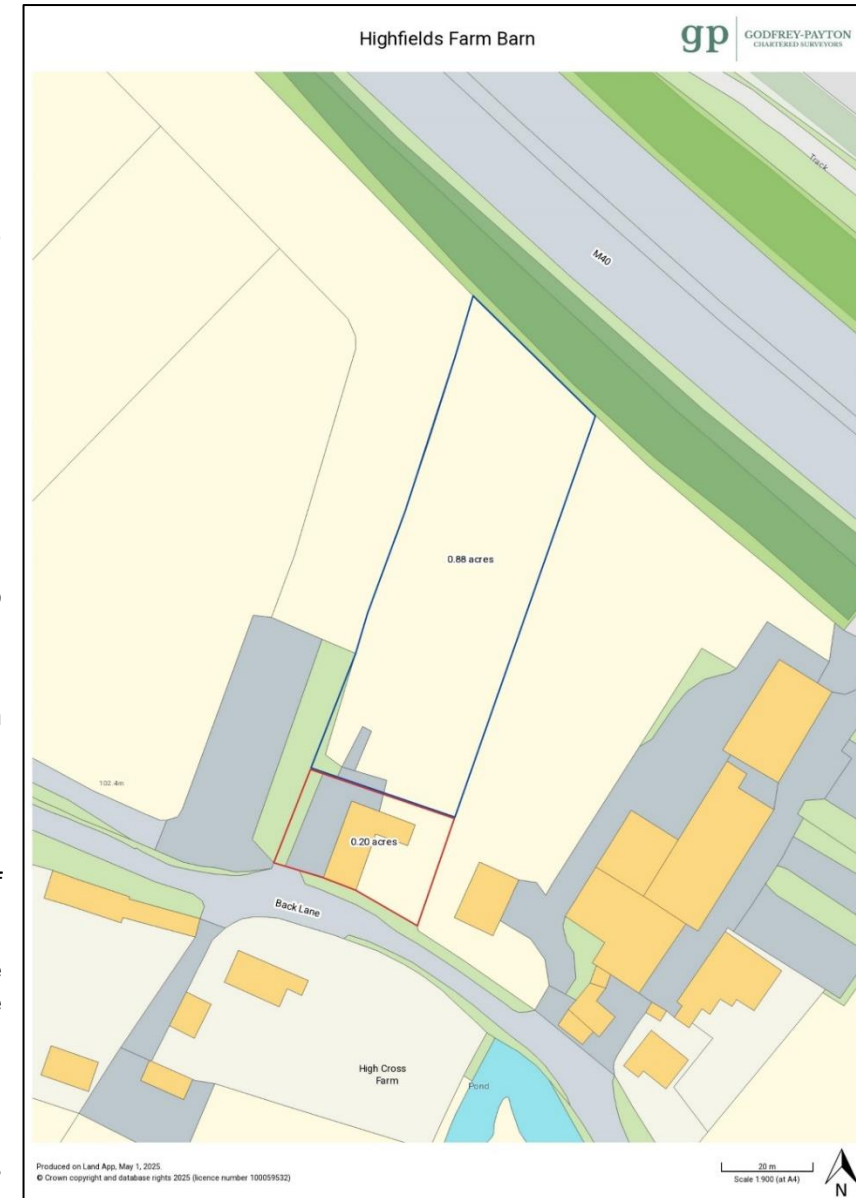
Method of Sale:

The property will be offered for sale by private treaty and interested parties should submit their offers to the agent's Warwick office.

Viewings:

Strictly by appointment through the Godfrey-Payton, Warwick office.
Telephone: 01926 492511 Email: warwick@godfrey-payton.co.uk

Sale Plan- Indicative Only



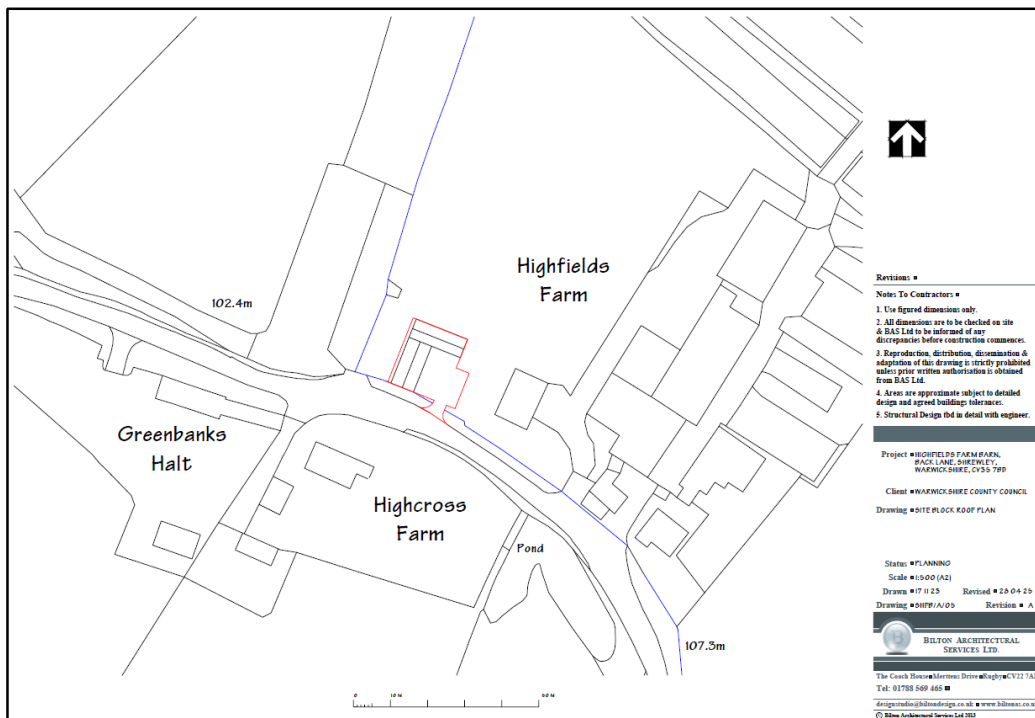
The site is outlined on the plan for reference only and should not be relied upon. The red line shows the area included in the sale. The land available by separate negotiation is shown edged blue. The freehold land offered for sale is registered under Land Registry Title Number WK341803.

Approved Elevations and Floor Plan - W/24/0686

Not to scale – for identification purposes only



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation of warranty in respect of the property.



Not to scale – for identification purposes only

Directions:

Postcode: CV35 7BD What3Words: ///skill.measuring.classic

Godfrey-Payton Chartered Surveyors

25 High Street, Warwick, Warwickshire, CV34 4BB

Tel: 01926 492511

Email: warwick@godfrey-payton.co.uk

Website: <https://www.godfrey-payton.co.uk/>

The Property & Planning Status:

- The Barn falls within the Warwick District Planning Authority and has prior approval for the change of use of agricultural building to a Dwellinghouse.
- Planning reference W/24/0686. Decided 19th July 2024.
- The building works would need to be completed within 3 years of the decision date. Interested parties should make further enquiries to the district council planning department.

