



Birches Wood Farm | Crackley Lane | Kenilworth | CV8 2JT

£850,000

Rare residential redevelopment opportunity set within approximately 6.68 acres near Kenilworth. Occupying an established residential site within private grounds, this unique property offers exceptional potential for redevelopment. A planning application has been submitted for the erection of a bespoke replacement self-build dwelling, subject to the outcome of the application. The property comprises a spacious 1950s residence together with an extensive range of outbuildings, stables and barns, all benefiting from separate access via Crackley Lane. The combination of generous acreage, established residential use, private setting and independent access offers outstanding scope for redevelopment, refurbishment or reconfiguration to create a home tailored to a purchaser's own requirements.

- Development Opportunity
- 1950's Detached House Requiring Modernisation
- Grounds Of 6.68 Acres Included
- Stables & Outbuildings
- Planning Application Submitted



BIRCHES WOOD FARM

Birches Wood is situated on Crackley Lane a short drive from Kenilworth and Coventry. The property is a detached dwelling, the original dating from 1952, with several later additions added in order to provide the large and spacious property it is now. The house is in need of full renovation and refurbishment therefore providing a prospective buyer with a superb opportunity to create their own individual 'Self Build' home. The property is well suited to a buyer looking to create a distinctive home with the option of, and land for, equestrian activities, nature conservation and rewilding or a home with a delightful parkland setting to the main house. There are many different options available.

GARDENS AND LAND

The property sits on an 6.68 acre plot being well screened from the lane by mature trees including Beech, Lime and Oak trees. There is a large expanse of lawned areas, a wildlife pond and orchard having previously had soft fruit planting. There is a mature woodland to two boundaries with bluebells and other woodland flowers. To the north of the property is the construction of HS2 which will be in a deep cutting passing under Crackley Lane with additional screening and young tree planting is due to take place.

PARKING

There is a garage with driveway parking to the front of the existing dwelling.

LOCATION

Local amenities are within easy reach to include Kenilworth Tennis, Squash and Croquet Club, Crackley Wood Nature Reserve, The Greenway cycle and footpath to Burton Green, Kenilworth and Warwick University and plenty of open countryside. Kenilworth itself is approximately two miles away and a short drive where the wide variety of shops, bistros and restaurants plus parks, Castle and sought after schools for children of all ages will be found. For commuting Coventry and Tile Hill train stations are again within a few minutes drive away, this offers a main line Avanti service to Birmingham and London Euston. Birmingham International Airport is handy too again that is an approximate twenty minute drive. For commuters who drive the local motorway and arterial networks to include the A46 and A45, M40 and M42 can be reached easily.

SCHOOLS

There is ample choice within the area for schools for children of all ages including both the Independent and State sector. These schools are all within Kenilworth, Balsall Common, Burton Green and Coventry.

SERVICES

Mains water and electricity are connected to the property. LPG gas supply. Private drainage.

PLANNING APPLICATION SUBMITTED

A planning application has been submitted for the demolition of the existing dwelling and erection of replacement self-build dwelling and the installation of a package sewage treatment plant. The details can be found on Warwick District Council's Planning Portal, the reference number is: W/26/0442

PROPERTY SUMMARY

- Approximately 6.68 acres of private grounds, following the HS2 compulsory purchase of part of the original landholding.
- Established residential site in a secluded rural setting, approximately two miles from Kenilworth.
- Substantial detached 1950s dwelling requiring comprehensive renovation or replacement.
- Approximately 253 sq m of existing residential accommodation, subject to verification.
- Approximately 374 sq m of barns, stables and ancillary outbuildings, subject to verification.
- Separate access from Crackley Lane serving the land and outbuildings
- Mature grounds including lawns, woodland, orchard, wildlife pond and established trees.
- Located within the Green Belt.
- Planning application W/26/0442 submitted for demolition of the existing dwelling and construction of a replacement five-bedroom self-build home; the application remains undetermined.
- Mains water and electricity, LPG supply and private drainage.
- Freehold.
- Council Tax Band G.





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 text of the Particulars.

Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

Contact Details

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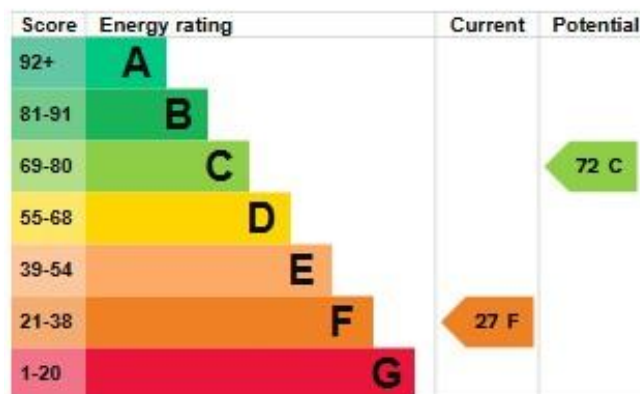
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Energy rating and score

This property's energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements