



Hall Lane, Leamington Spa, CV33 9HG

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Site Description

A Rare Opportunity in the Heart of Harbury.

Generous Building Plot | Approx. 0.86 Acres | Development of Two Executive Homes.

An exceptional opportunity to acquire a generous building plot extending to approximately 0.86 acres, nestled at the end of a private drive in the highly sought-after village of Harbury.

Full planning permission has recently been GRANTED for two substantial houses totalling 497 SQM. Unit 1 is a superb four bedroom detached home with single garage (2,755sqft), while unit 2 proposes another large four bedroom detached home (2,593sqft).

This discreet and peaceful setting is shared with just two other bespoke detached homes and offers direct access onto Hall Lane. The site lends itself perfectly to the creation of a gated entrance to the truly individual homes, all within a short stroll of the village's amenities.

Beyond the generous building footprints, the plot boasts expansive open countryside views to both the east and west offering uninterrupted rural views. The plot includes ownership of the drive from the main road.

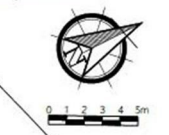
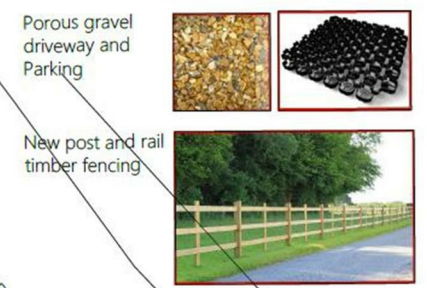
Harbury offers everything required for idyllic village living—thriving local amenities, a strong community spirit, and excellent transport connections. The M40 motorway is just a short drive away, while the nearby town of Leamington Spa (approx. 10 minutes by car) provides a wide array of retail, leisure, and rail links to London and beyond.

For more information, please contact Sheldon Bosley Knight Land & New Homes.

## Important Notice:

The red line boundary shown in marketing materials is for illustrative purposes only and should not be relied upon for legal or transactional matters (The red line boundary shown in the site plan is reduced for planning purpose, but does not illustrate ownership boundary line, which extends further).

Visual images and floorplans shown are of the approved planning permission.



|   |                        |
|---|------------------------|
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| Revisions   |                        |
|   |                        |
| C   | Feb 26 - Re-Designed   |
| B   | Dec 25 - Notes added   |
| A   | Dec 25 - Notes Revised |
| Client: Donald Investments Ltd.   |                        |
| Site: Hall Lane   |                        |
| Drawing Title: Hard Landscaping & Drainage                              |                        |
| Job Number: 20260   |                        |
| Drawing Number: 002C  |                        |
| Date:   | November 25            |
| Scale:  | 1:250 @ A3             |
| Drawn:  | HTD                    |
| Drawing Status: <b>Planning</b>   |                        |

# Key Features

- Generous building plot of approx. 0.86 acres
- Peaceful and private rural setting
- Full Planning Consent for two executive homes - data room link available by request
- Superb transport links
- Excellent local schooling options and immediate amenities.
- Private access
- Total residential footprint of 497 SQM combined from the two proposed units.
- All necessary services are located in close proximity to the plot
- Freehold
- The plot includes ownership of the drive from the main road



Front Elevation East



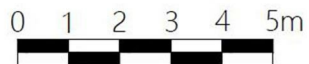
Gable Elevation North



Rear Elevation West



Gable Elevation South



**£550,000**

| Revision | Date       | Description      |
|----------|------------|------------------|
| 1        | 2020-03-05 | New House Design |

Job Title: New House Design  
 Job Number: 20260  
 Date: November 21  
 Scale: 100@A3  
 Drawn: NTO  
 Drawing Status: Planning

## Planning

The site now benefits from a Full Detailed Planning Permission (25/03021/FUL) for the construction of two substantial dwellings, following a Full Planning Application submitted on 9 December 2025. Minor amendments were made during the determination process, and the permission is now granted, with conditions, through Stratford District Council.

Full documentation, including approved plans and elevations, is available on the planning portal, as well as within the data room (file titled "Full Planning App – 2 Dwellings Dec 25"), access by request.

This full application, granted in March 2026, represents the definitive planning position for the site and providing a clear, implementable development solution.

Previous Planning History:

Permission in Principle (Ref: 25/02425)

A Permission in Principle application for two market dwellings was submitted in September 2025 and subsequently approved.

While a PIP would typically require a subsequent Technical Details Consent, a decision was taken to instead pursue a Full Planning Application. This approach enabled optimisation of the developable area and minimisation of Biodiversity Net Gain (BNG) impacts, including a revised red line boundary which excluded a line of mature trees from the baseline assessment.

Outline Planning Permission (Ref: 24/00975/OUT)

Outline consent was secured in August 2024 for a single self-build dwelling, with the submission including the same dwelling type as previously approved at appeal. This application was supported by the earlier appeal decision and established the principle of residential development without personal occupancy restrictions, thereby facilitating onward sale.

Appeal Approval – Detailed Consent (Ref: 23/00130)

Detailed Planning Consent was originally granted on appeal for a single self-build dwelling of approximately 2,755 sq ft February 2024.

This consent was personal and therefore not transferable, necessitating subsequent applications to create a marketable planning position.

## Location

Harbury is a vibrant and well-connected Warwickshire village, perfectly positioned for modern country living. Despite its peaceful rural charm, Harbury benefits from excellent transport links—just a short drive from the M40 motorway, offering quick access to Birmingham, Oxford, and London.

The nearby towns of Leamington Spa, Warwick, and Southam are all within easy reach, providing a wide range of shopping, dining, schooling, and leisure facilities. Leamington Spa, approximately 10 minutes by car, also offers direct rail services to London Marylebone, Birmingham, and beyond—making Harbury ideal for commuters seeking a quieter pace of life without compromising on connectivity.

Harbury also benefits from a strong selection of local and nearby schools. The highly regarded Harbury Church of England Primary School is located in the heart of the village, while excellent secondary options can be found in Southam (Southam College) and Leamington Spa (including both state and independent schools such as North Leamington School, Kingsley School, and Warwick School).

## Services

The Site will own the driveway from junction with Hall Lane, there are legal requirements for all parties to share maintenance costs.

Mains services including water, drainage, electricity, gas and telecommunications (BT) are understood to be available within Hall Lane, immediately adjacent to the site frontage. In addition, the two neighbouring properties have established service connections, with drainage manholes visible and existing electricity and water supplies in place.

There may be potential to connect into these nearby private service runs, which could reduce the extent of highway works required; however, this would be subject to confirmation of ownership, capacity and any third-party rights or easements.

Prospective purchasers are advised to make their own enquiries with the relevant statutory undertakers and neighbouring property owners, and to satisfy themselves as to the availability, capacity, routing and cost of all service connections, as well as any legal rights required to utilise existing infrastructure.

## CIL & BNG

Stratford District Council is a CIL charging authority. We believe the rate for this site, with the adjustment is £92.78/sq m (497sq m total = £46,111)

BNG- Off-site Credits will need to be purchased for BNG, in the region of £31,240.00 to satisfy the 10% gain required.

The above are the sellers assumptions, but we strongly advise any buyer to make their own enquiries.

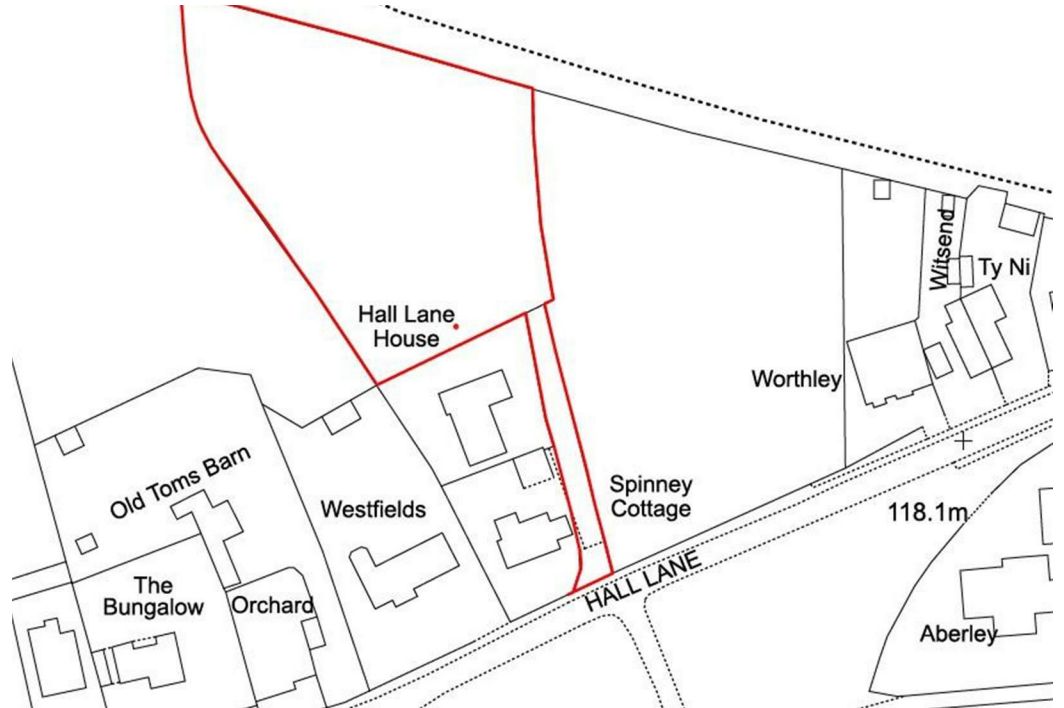
## Rights of Way, Easements and Wayleaves

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.

## Tenure

The land is sold as freehold.

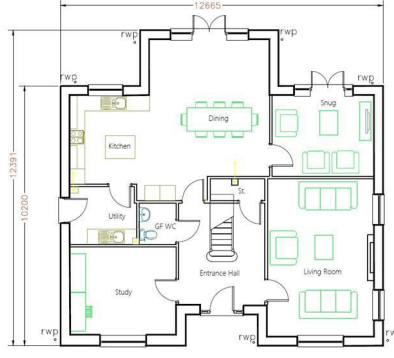




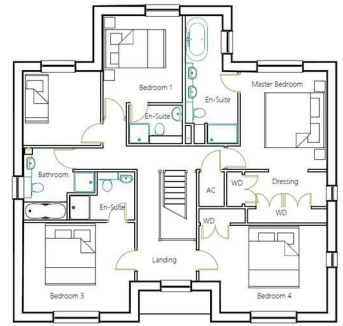
# Floorplans



GIA  
GF 128 Sq.m  
FF 128 Sq.m  
2755.5 Sq.ft OA. Internal



GIA  
GF 122 Sq.m (1313 Sq.ft)  
FF 119 Sq.m (1280 Sq.ft)  
2593 Sq.ft OA. Internal



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| Revisions | Date       | Description        |
|-----------|------------|--------------------|
| 1         | 10/11/2020 | Issue for planning |

Client: Donald Investments Ltd.  
Job Title: Plot 10  
Plot Name

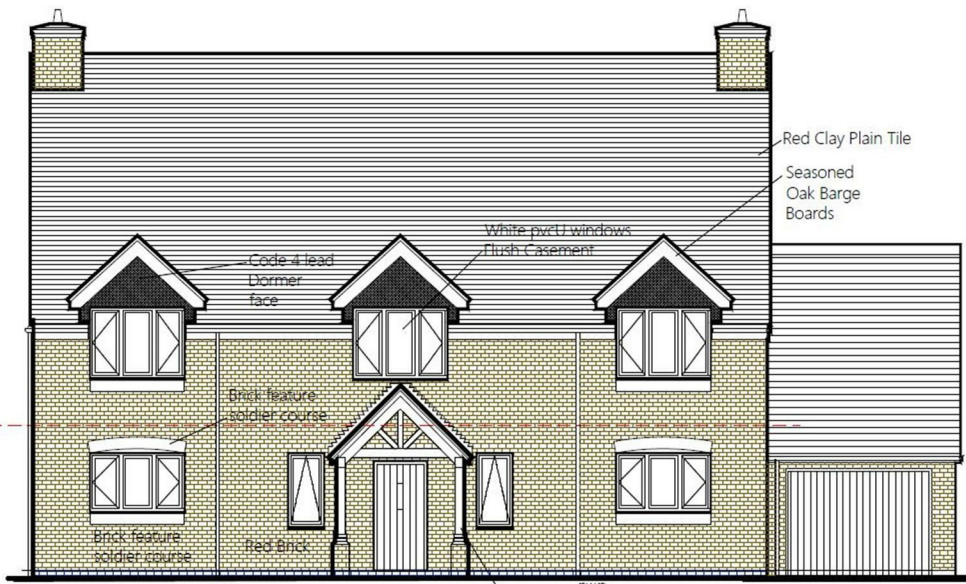
Drawing Title: GF & FF Plans, Level 2

Job Number: 20260  
Drawing Number: 007A

Drawn: hland  
Checked: hland  
Date: 10/11/2020

Drawing Status: Planning

hland  
hland Limited, 100, The Quadrant, London, W1 1AA  
Tel: 020 7461 1000  
www.hland.co.uk



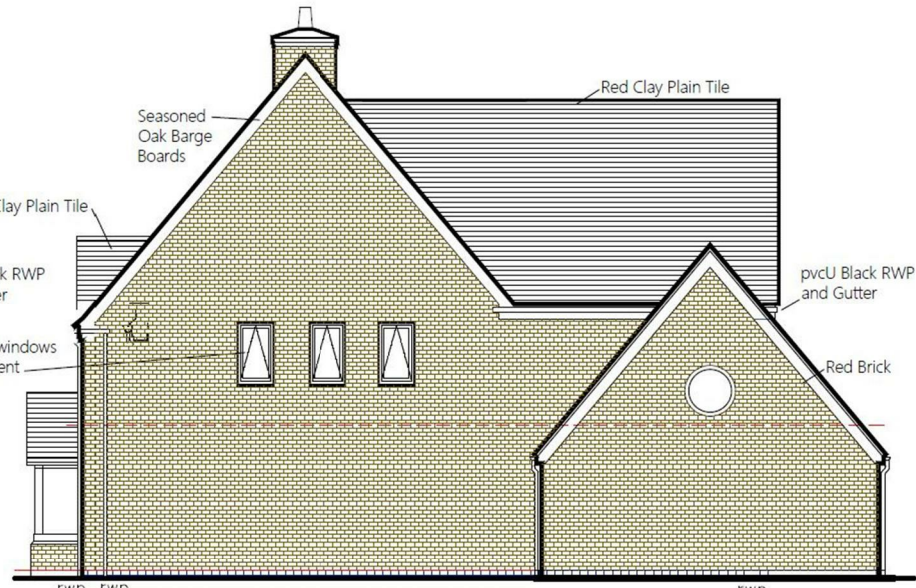
Front Elevation East



Rear Elevation West



Gable Elevation South



Gable Elevation North

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Revisions

| Letter | Date   | Description                            |
|--------|--------|--|
| A      | Feb-25 | Garden room omitted. Side garage added |

Client:  
**Donald Investments Ltd.**

Job Title:  
**Hall Lane**

Drawing Title:  
**Unit 1 Elevations**

Job Number:  
**20260**

Drawing Number:  
**003A**

Date: November 25  
Scale: 100@A3  
Drawn: NTD

Drawing Status  
**Planning**

**h2land**  
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