

The Dutch Barn site  
Nolands Farm, Oxhill, Warwickshire

---





# A superb rural development plot for a large, detached house with open views located between Banbury and Stratford-upon-Avon.

---

## Proposed accommodation

Reception hall | Huge kitchen/dining/family room | Pantry | Utility room | Study Snug | Boot room | Cloakroom | Ground floor en suite bedroom

First floor gallery landing | Four further bedrooms | Four further bathrooms (three en suites) | Dressing room to the main bedroom | Integral garage | Plant room

**In all about 4,360 square feet**

Garden and paddock area

**In all, about 0.7 acre**

## Distances

Kineton 3.3 miles, Shipston 6.9 miles, Stratford-Upon-Avon 9.7 miles, M40 (J12) 5 miles, Banbury 12 miles

Warwick and Leamington Spa 14 miles, Moreton-in-Marsh 15 miles, London 85 miles

(All distances and times are approximate)



Knight Frank Stratford-upon-Avon  
Bridgeway  
Stratford-upon-Avon  
CV37 6YX  
[knightfrank.co.uk](http://knightfrank.co.uk)

James Way  
01789 297735  
[james.way@knightfrank.com](mailto:james.way@knightfrank.com)

## Situation

Nolands Farm is situated in the Vale of the Red Horse, approximately 3.3 miles south of Kineton and 8 miles from Junction 12 of the M40 at Gaydon. The farm is evolving to create five high-quality family homes.

Tysoe and Kineton both have schools, shops and amenities, with Tysoe Primary School being particularly highly regarded.

The Fosse Way gives access to the Cotswolds to the south, and the M40 is readily accessible to both the north and south. An Intercity train service runs from Banbury to London Marylebone (from 55 mins).

There is a good range of state, grammar and private schools in the area, including Tudor Hall School for Girls, Bloxham and Sibford Public Schools near Banbury, The Croft Prep School and grammar schools in Stratford-upon-Avon, Warwick Prep and Public School and Kings High School for Girls in Warwick.

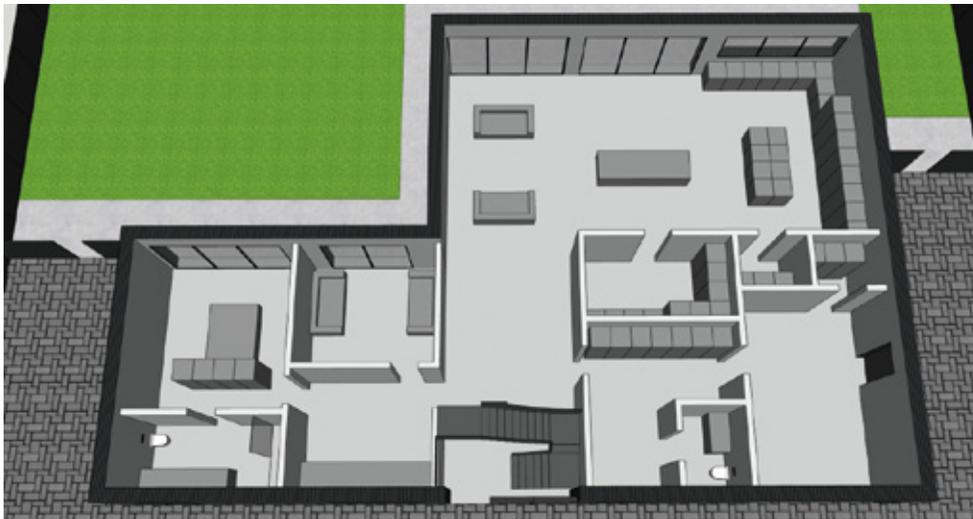
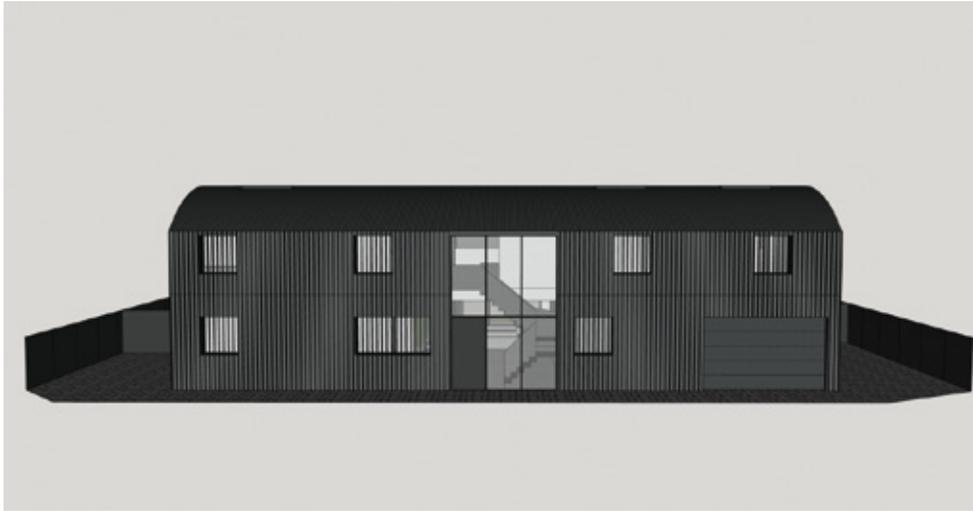
There are racecourses at Warwick, Stratford and Cheltenham and polo at Southam, Rugby and Cirencester. Golf courses are at Stratford, Tadmarton, near Banbury and Leek Wootton.



## The proposed property

Nolands Farm provides a rare opportunity to redevelop the site of a former detached Dutch Barn. Planning consent was granted on 30 July 2024 by Stratford-on-Avon District Council ref 24/01174/FUL for the construction of one residential self-build dwelling with associated works with conditions.

The plans provide for a dwelling in the appearance of the original Dutch barn with corrugated sheet cladding and a curved roof but taking full advantage of the unspoilt south and west-facing aspects over farmland, with wide windows and doors, including Juliet balconies to some bedrooms, and high-level roof lights to the kitchen/family space, which is over 43 feet wide. To the front elevation is full-height glazing to the reception hall. In addition to the main family space is a separate snug and a study.



Ground floor fifth bedroom with en suite ideal for future-proofing life at the property, or for elderly or infirm visitors, and also with direct access to the garden.

To the first floor, the principal bedroom has a dressing room and en suite bathroom. Two further bedrooms also have en suite facilities and there is a family bathroom to serve the fourth bedroom.

## Gardens and grounds

The shared driveway to Nolands Farm is lined by impressive poplar trees.

There is a parking area in front of the proposed house and garden with block paving to the front and sides and a west-facing patio behind. Beyond which is a paddock area ideal for a small paddock, wildflower meadow or orchard. Open countryside views to the west and south.

The original farmhouse opposite the site is due to be demolished shortly, in line with the permission previously granted for the magnificent new stone farmhouse, which has recently been constructed, and the stable buildings will be converted to a further single-storey dwelling.

## Services

Mains water and electricity are understood to be available for the property, which will require a private sewerage treatment plant. However, purchasers should make their own enquiries with regard to services.

## Directions (CV35 0RJ)

**From the M40 (J11) at Banbury**, proceed through Banbury and leave Banbury on the A422 towards Stratford-upon-Avon. Proceed through the village of Wroxton, and after about 8 miles, turn left signposted to Oxhill. After 1 mile, turn right where Nolands Farm can be found on the left-hand side of the lane after approximately 0.6 mile.

**From Stratford-upon-Avon**, proceed south over the river bridge and on to Banbury Road (A422). Proceed straight over the first roundabout, and at the second roundabout, take the 2nd exit (staying on the Banbury Road).



Proceed through Ettington and Pillerton Priors and turn right on to an unmarked lane. Proceed along the lane, and Nolands Farm will be found on the right-hand side. Proceed down the drive, and the site is on the right, past the substantial barn conversion property.

## Viewing

By prior appointment only with the agents.

## Property information

**Tenure:** Freehold

**Local Authority:** Stratford on Avon District Council: 01789 267575

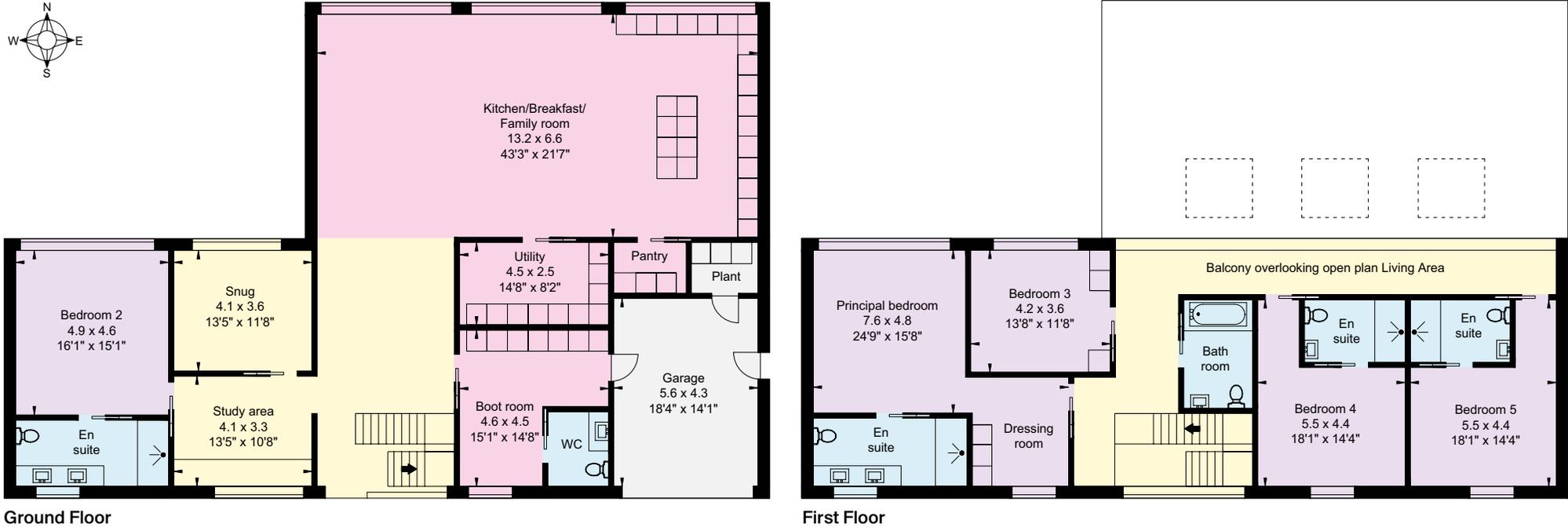


## Approximate Gross Internal Floor Area

405 sq m (4,360 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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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 November 2024. Photographs and videos dated November 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. Brochure by [wordperfectprint.com](http://wordperfectprint.com)

Date: 09 September 2025  
Our reference: STR012424002

## The Dutch Barn, Nolands Farm, Oxhill, Warwick, CV35 0RJ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£595,000**.

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, Head of Midlands Sales  
+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

V4.3 Sep 24