

An aerial photograph of a rural landscape. A large area of green fields is outlined in red. Within this red-outlined area, a smaller section containing a yellow barn with a blue roof is outlined in blue. The background shows rolling hills and more fields under a clear sky.

Peter Clarke

Railway Barn, Longdon Road, Darlingscott, CV36 4PW

- NO CHAIN
- Barn conversion opportunity
- Idyllic rural setting with far reaching views
- Planning permission already granted
- Additional LAND available by separate negotiation
- Potential for equestrian usage STPP
- Ideal for exclusive holiday letting
- In 2021 the roof was replaced, floor laid and double doors replaced

Offers Over £275,000

****Best and final offers invited in writing to shipston@peterclarke.co.uk by 12:00pm on Wednesday 11th March 2026****

NO CHAIN. Nestled in the picturesque South Warwickshire countryside, this Grade II listed barn presents a unique opportunity for those seeking a tranquil retreat or potential holiday let investment. With full planning permission and listed building consent also already granted for a two bedroom barn conversion this is a rare and exciting opportunity. The surrounding countryside provides a serene backdrop, with far reaching views from all sides. Additional LAND is available by separate negotiation, which could further enhance your investment.

PLANNING

Planning permission has been granted by Stratford District Council 24/02498/FUL for conversion of barn to one dwelling together with all associated works. The proposed plans create a two-bedroom barn conversion arranged over the ground and first floor. Outlined in blue on picture 1 (not to scale). The unconverted internal measurements are approximately 35ft x 15ft. Further plans and consultation documents are available upon request.

ADDITIONAL LAND

Adjoining land is available by separate negotiation. Outlined in red on picture 1 for illustrative purposes (not to scale). The additional land is not limited to just the red line area.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: Services at purchasers connection and cost, easements will be granted. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

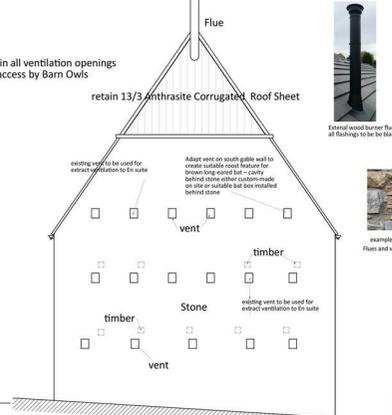
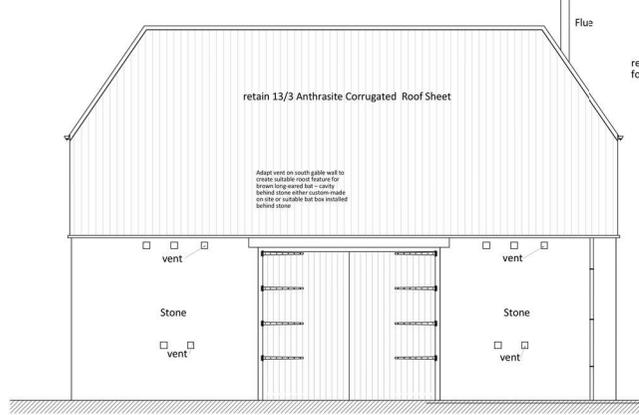
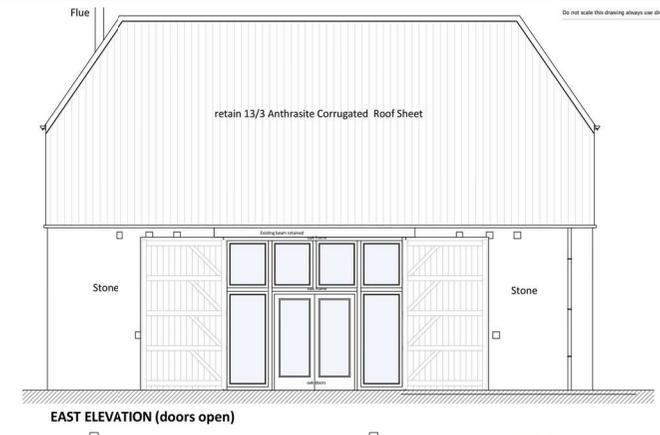
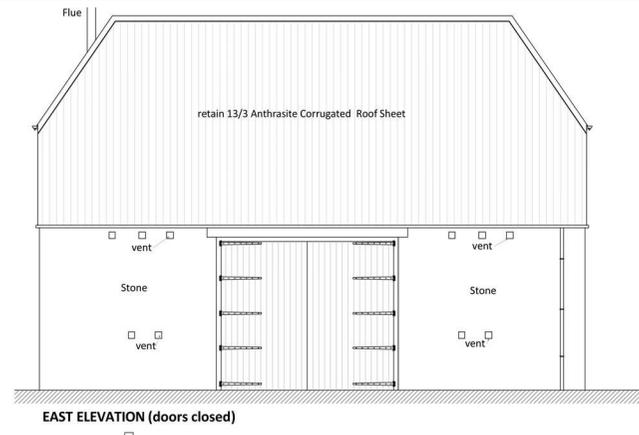
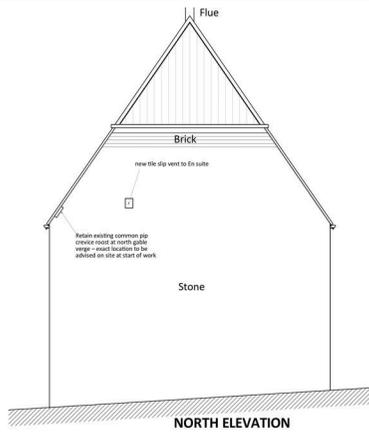
COUNCIL TAX: Council Tax is levied by the Local Authority and is not yet assessed.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: NOT REQUIRED.

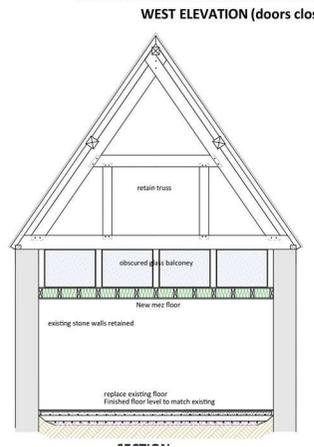
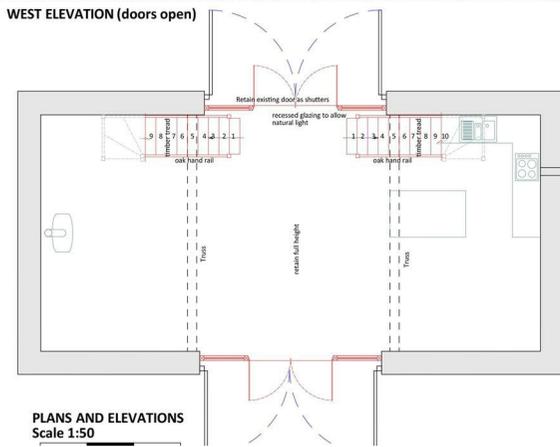
VIEWING: By Prior Appointment with the selling agent.



Do not scale this drawing always use dimensions provided in preference



Flues and vents - external extract fans should be camouflaged by stone tile set flush with the stone external face.



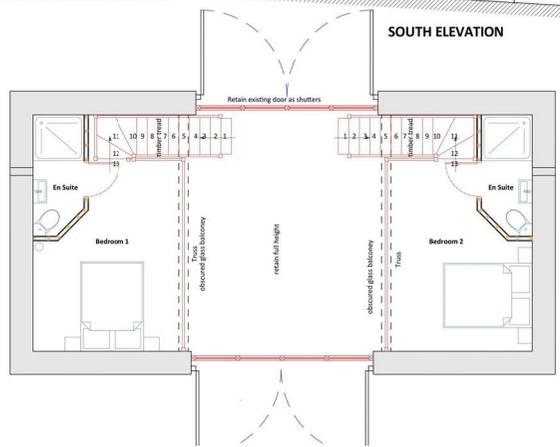
existing vents provide glazed block in existing vent opening to provide natural light and retain opening.

Existing Stone external wall

Ty-Mawr
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IGAPOR is a leading manufacturer of high quality, sustainable, and durable roofing products. Our products are designed to provide long-term protection and durability for your building. IGAPOR products are made from natural materials and are fully recyclable. They are also resistant to fire, rot, and insect damage. IGAPOR products are available in a range of colors and finishes to suit your building's exterior. For more information, please visit our website at www.igapor.co.uk.



Revision	Date

SAM RUSSELL
MECAT. Assoc. RICS
Architectural Design & Planning

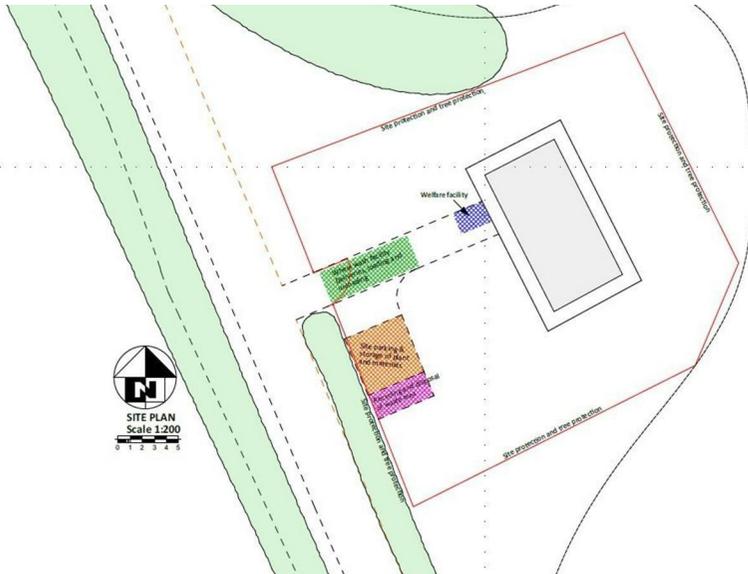
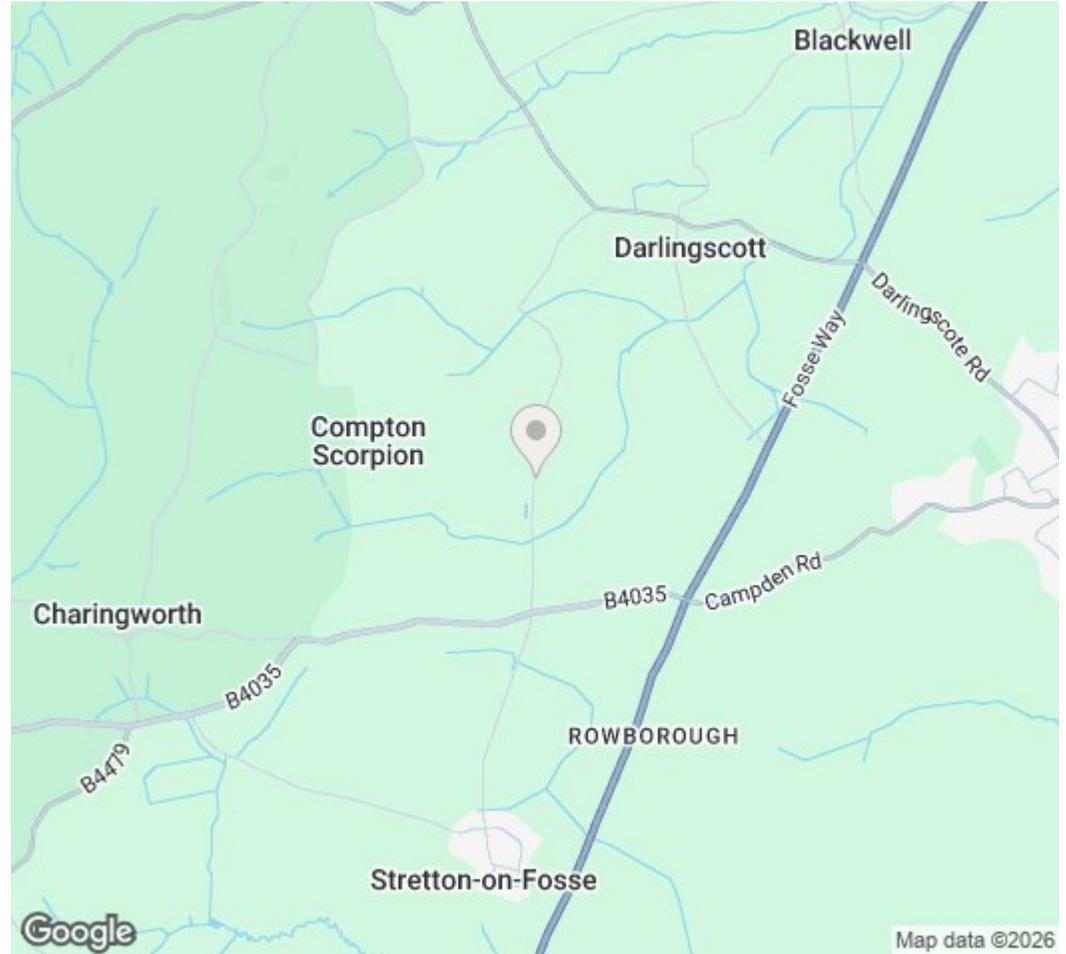
2 of David's Walk, Needon-on-Thorn
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Miss L Brabyn
The Railway Barn
Langton Manor
Dartington
Shilton-on-Thorn
CV35 6PW
Project Title
Conversion of barn to dwelling

Drawn by: **The Proposed Plans and Elevations**

Plans	Drawn by	Date	Drawing Scale

8/8 Drawing Number: **CIAT** Revision: **CIAT**



Revision	Date
 <p>SAM RUSSELL MCAAT Associates Architectural Design & Planning 2 St David's Walk, Newbold-on-Avon Stratford upon Avon, Warwickshire, CV37 8UT sam@arplanning.co.uk 01789 450820 / 07399 487123 www.arplanning.co.uk</p>	
<p>Miss L. Brabyn The Railway Barn Langston Manor Darlingscote Shipston-on-Stour CV35 9HW</p>	
<p>Project Title Conversion of barn to dwelling</p>	
<p>Drawing Title Construction Management Plan</p>	
Drawn by	Checked by

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Multi-award winning offices
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