

An aerial photograph of a rural landscape in Warwickshire. In the foreground, there is a large, multi-story stone barn with a grey roof, surrounded by lush green fields and clusters of trees. To the left of the barn is a smaller, two-story stone house. The background shows a rolling countryside with more fields, trees, and a small village in the distance under a blue sky with scattered clouds.

THE HURDISS ESTATE – LOT 2 HURDISS FARM DEVELOPMENT SITE

Harbury, Leamington Spa, Warwickshire



HURDISS ESTATE – LOT 2

A WONDERFUL DEVELOPMENT OPPORTUNITY OF COTTAGES, TRADITIONAL BRICK FARM AND STEEL-FRAMED BUILDINGS

With full planning consent for 15 dwellings, in open countryside,
well-placed for access to Warwick, Leamington Spa and Stratford-upon-Avon.

Summary of accommodation

Planning consent for extension of existing cottages and conversion of other buildings to provide 15 dwellings
to provide a total of 1,979.89 square metres (21,312 square feet)

In about 11.76 acres

Distances: M40 (J12) 4 miles (southbound), J15 4 miles (northbound), Leamington Spa 6 miles (Intercity trains to London Marylebone from 60 mins)
Warwick 6 miles, Stratford-upon-Avon 11 miles, Rugby 17 miles (Intercity trains to London Euston from 48 mins), Birmingham International Airport 26 miles
(All distances and times are approximate)



SITUATION

The Hurdiss Farm Development site is situated down long estate drives, in a rural location between the villages of Harbury, Chesterton and Bishops Itchington, in a parkland setting.

Harbury nearby is well served with amenities, including All Saints Church, primary school, a range of shops, public houses, chemist, garage, library and doctor's surgery. There is a cricket, tennis and rugby club, Amateur Dramatic Society and an Historical and Conservation Society.

There is good access to the motorway network, including the M40, M45, M1 and the M6, which allows access to much of the country within 2 hours driving time. Major cities and towns, including Northampton, Oxford and Milton Keynes, are all easily accessible.

Stratford-upon-Avon, with its theatres and Shakespearean heritage, is the region's cultural centre. The Fosse Way, a short distance from the village, gives ready access to the Cotswolds to the south. There is a range of state, grammar and private schools in the area to suit most requirements, including Warwick Prep and Public Schools, Kings High School for Girls in Warwick, Arnold Lodge School and Kingsley School for Girls in Leamington Spa. There is racing at Warwick, Stratford-upon-Avon and Cheltenham and a number of golf courses in the area.

Lot 1 - Hurdiss Farm House, to the south side of the development, is a substantial detached farmhouse with planning consent to extend to provide a 5178 square foot, six bedroom property including annexe and four car garage with about 12.8 acres.



THE PROPERTY

Hurdiss Estate has been in the hands of the Thwaites family for over 100 years and has been lovingly maintained. Bought by Captain Sidney Herbert Thwaites, it passed to his son Leslie Basil Thwaites, whose family held agricultural land in the area and later founded Thwaites Engineering company.

The farm buildings and cottages to the north side of Hurdiss Farm House have planning consent for conversion to 15 dwellings with three accesses. Planning permission has been granted by Stratford-on-Avon District Council as follows:-

CATTLE BUILDING

Cattle building with Class Q consent for 7 detached single-storey dwellings, located within the former agricultural unit at Hurdiss Farm, with the creation of parking to serve the proposed dwellings, and associated hard and soft landscaping works. The units are placed along the perimeter of the building, utilising all the existing structure. Reference 26/01092/COUQ granted on 19 June 2026 (1 x 3 bed; 6 x 4 bed units).

CLOCK COURTYARD

Clock Courtyard consists of the existing Clock Cottage with consent for rear extension and change of use and extension of adjoining farm buildings to provide 3 new dwellings (4 x 3 bed units).

THE DAIRY COTTAGE

The Dairy Cottage, a detached cottage standing in its own garden with an open outlook across parkland, has consent to be extended to the South East with a mixed 1 and 2-storey extension to create an enlarged 4 bed dwelling. Reference 24/01413/FUL granted on 18 November 2024.

Cattle Building Proposed Site Plan



Cattle Building Proposed Floor Plan & 3D Models

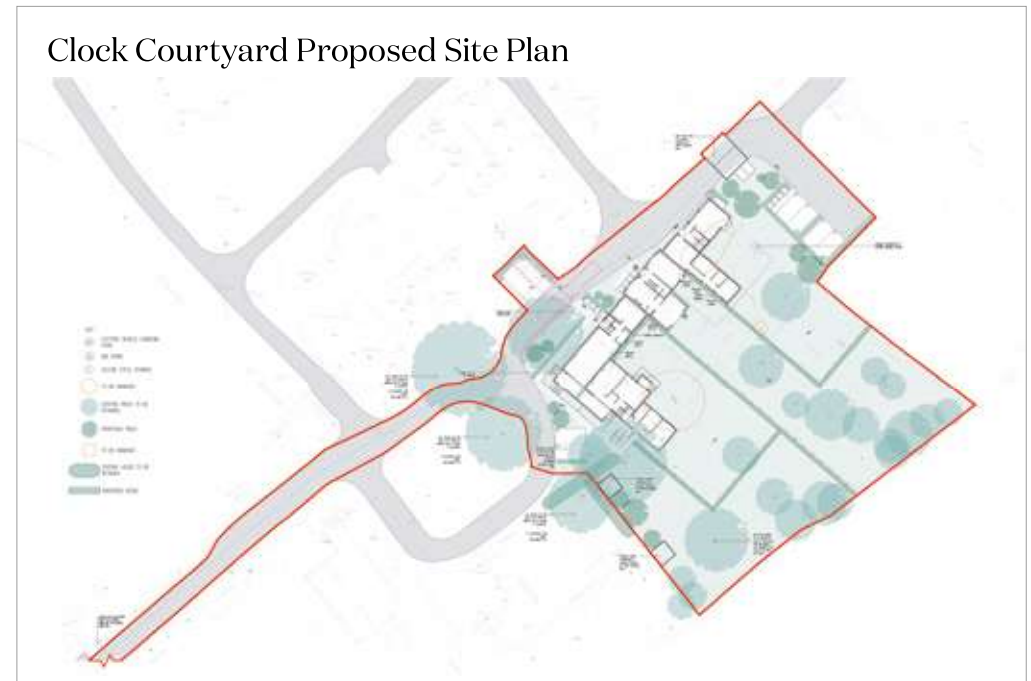
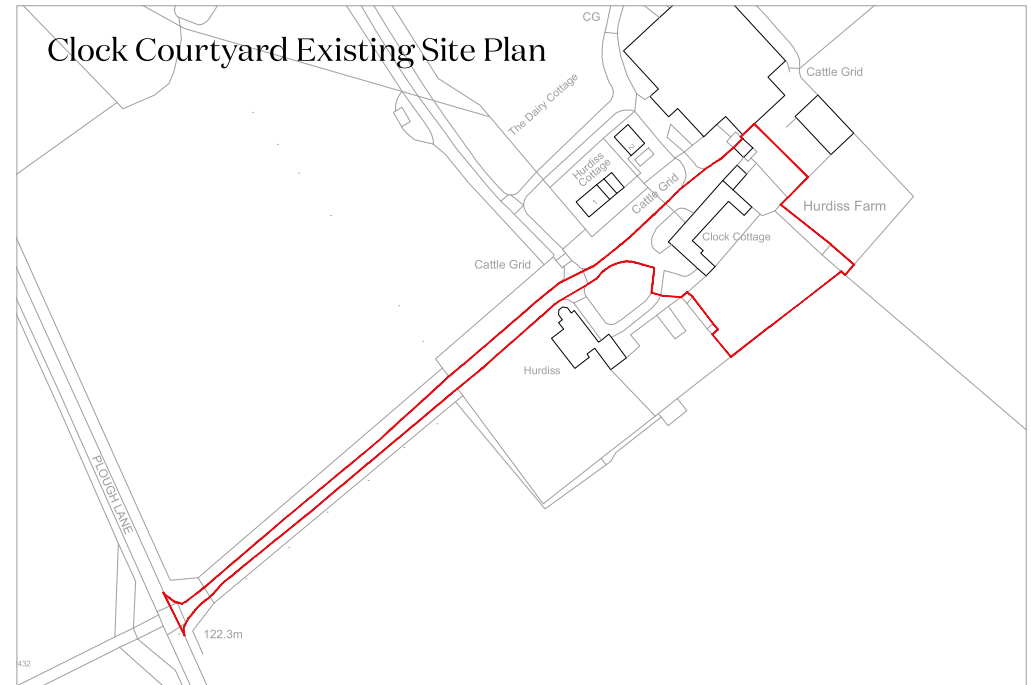


STORAGE BUILDING

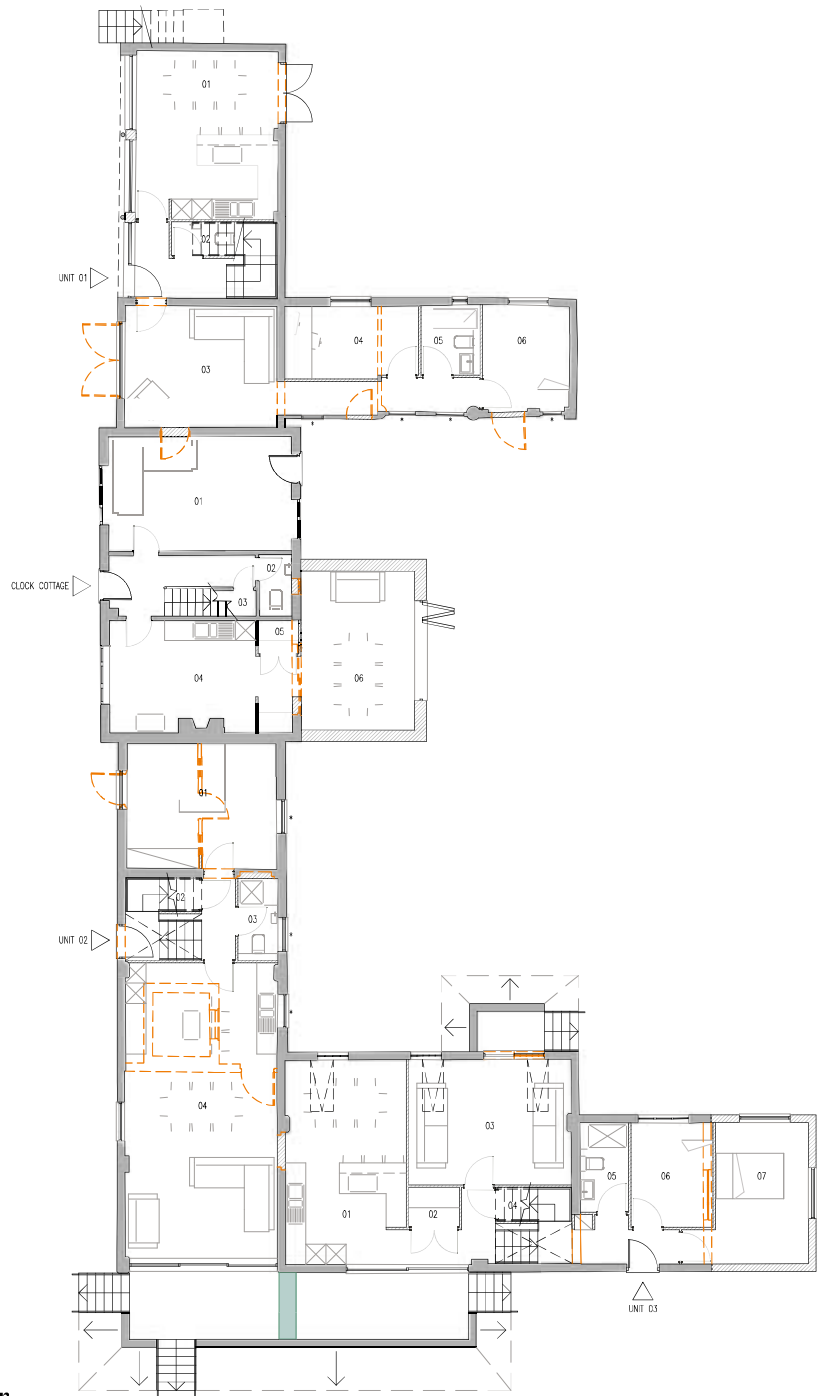
Conversion of the ancillary domestic storage building to 2x3 bed dwellings with open views, with associated works to access, landscape and parking reference 24/01438/FUL granted on 13 April 2026.

HURDISS COTTAGE

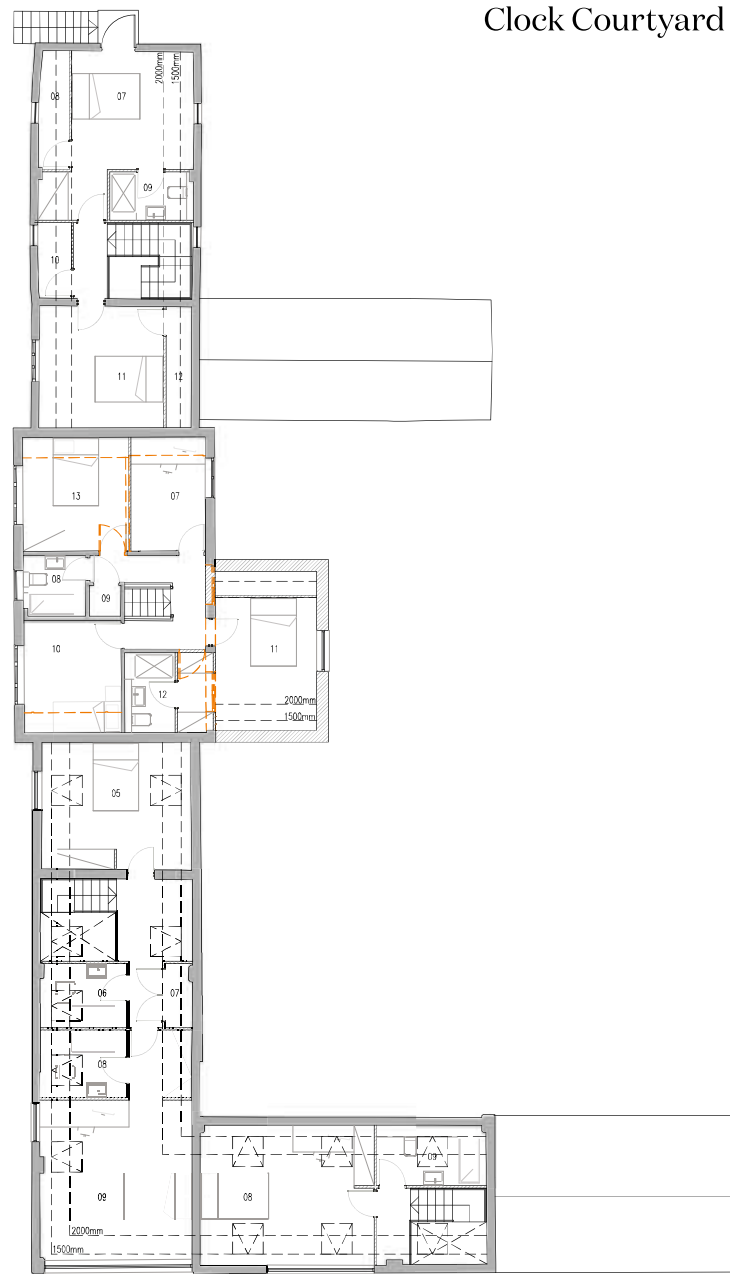
Hurdiss Cottage, a detached cottage with views over the parkland, has consent for an extension to the North East at first-floor level and a rear single-storey extension to create enlarged 4 bed dwelling, reference 24/01415/FUL granted on 6 August 2024.



Clock Courtyard Proposed Floor plan



Ground Floor



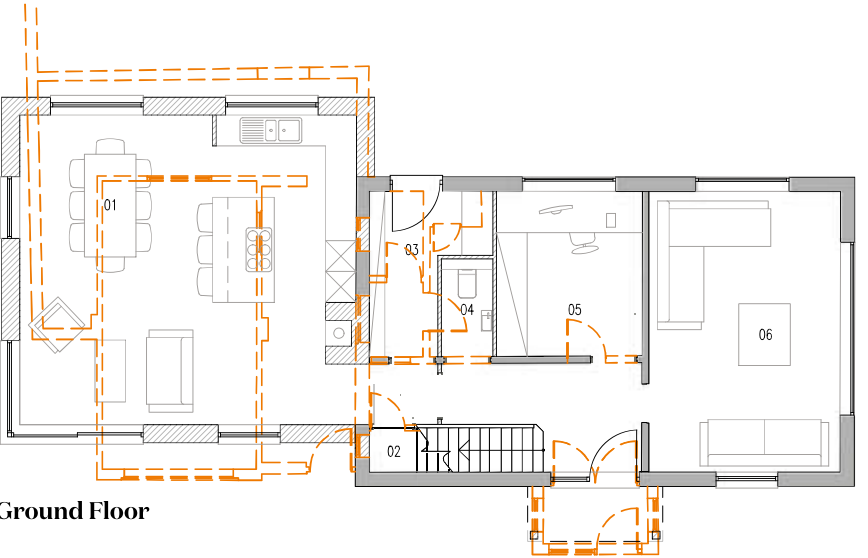
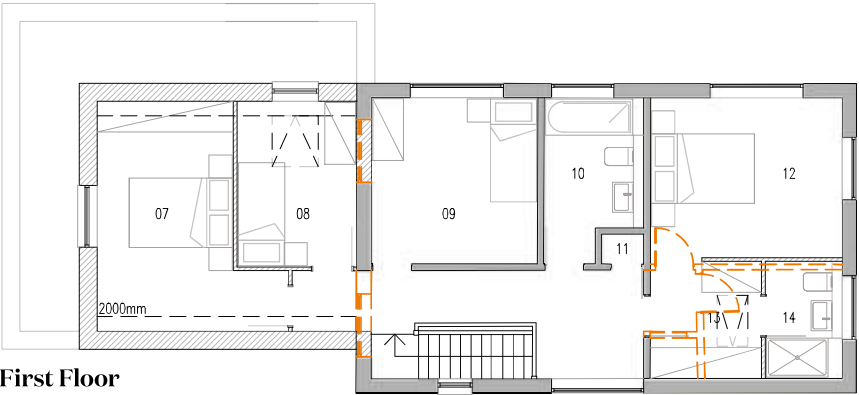
First Floor

- key:
- existing
 - proposed
 - to be removed
 - opaque glazing
- UNIT 01
- 01 - Kitchen/Dining
 - 02 - WC
 - 03 - Living
 - 04 - Study
 - 05 - Bathroom
 - 06 - Bedroom 03
 - 07 - Bedroom 01
 - 08 - Storage
 - 09 - Ensuite
 - 10 - Storage
 - 11 - Bedroom 02
 - 12 - Storage
- CLOCK COTTAGE
- 01 - Living
 - 02 - WC
 - 03 - Storage
 - 04 - Kitchen
 - 05 - Utility
 - 06 - Dining
 - 07 - Study
 - 08 - Bathroom
 - 09 - Storage
 - 10 - Bedroom 03
 - 11 - Bedroom 01
 - 12 - Ensuite
 - 13 - Bedroom 02
- UNIT 02
- 01 - Bedroom 03
 - 02 - Storage
 - 03 - WC
 - 04 - Kitchen/Living
 - 05 - Bedroom 02
 - 06 - Bathroom
 - 07 - Storage
 - 08 - Ensuite
 - 09 - Bedroom 01
- UNIT 03
- 01 - Kitchen/Dining
 - 02 - Utility
 - 03 - Living
 - 04 - Storage
 - 05 - Shower Room
 - 06 - Bedroom 03
 - 07 - Bedroom 02
 - 08 - Bedroom 01
 - 09 - Bathroom

The Dairy Cottage Proposed Site Plan



The Dairy Cottage Proposed Floor plan

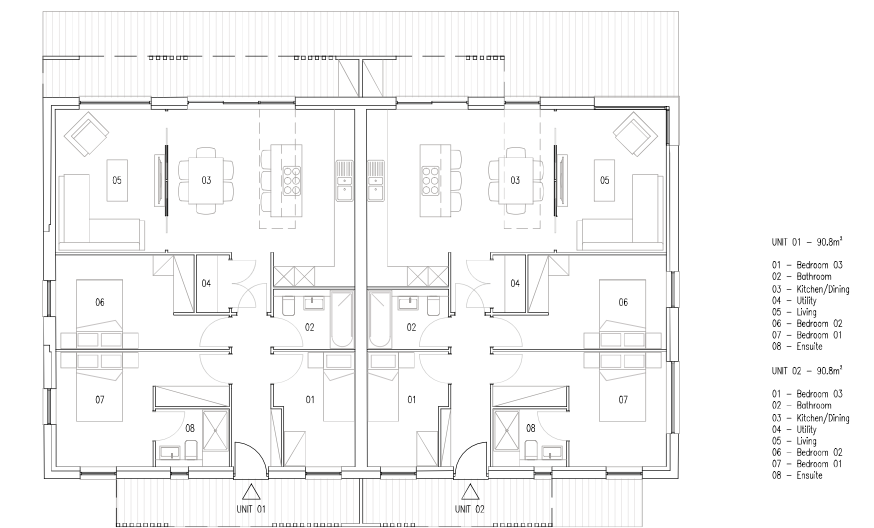


- key:
- existing
 - proposed
 - to be demolished
- 01 - Kitchen/Living/Dining
02 - Storage
03 - Utility
04 - WC
05 - Study
06 - Lounge
07 - Bedroom 02
08 - Bedroom 04
09 - Bedroom 03
10 - Bathroom
11 - Storage
12 - Bedroom 01
13 - Dressing
14 - Ensuite

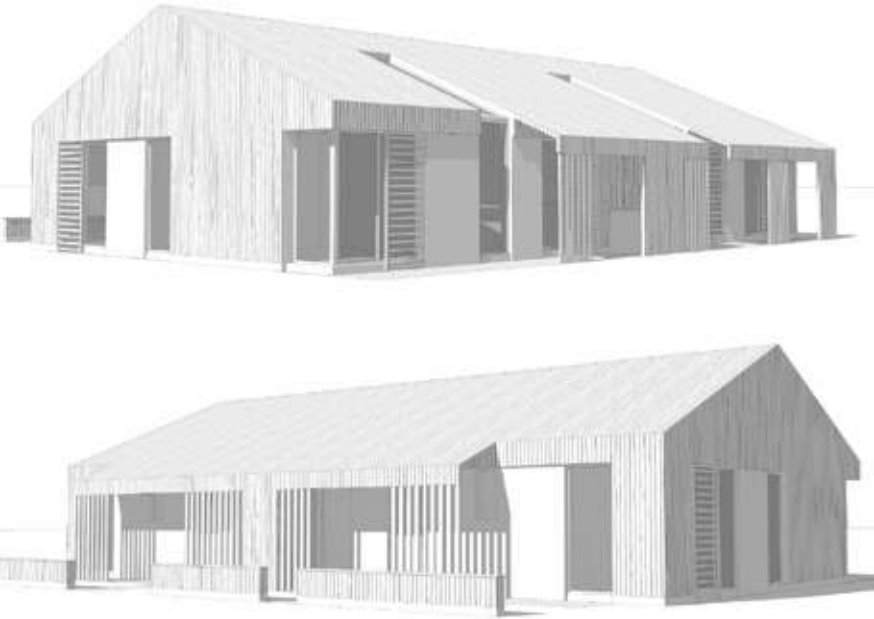
Storage Building Proposed Site Plan



The Storage Building Proposed Floor plan & 3D Model



Ground Floor



The Hurdiss Cottage Proposed Site Plan

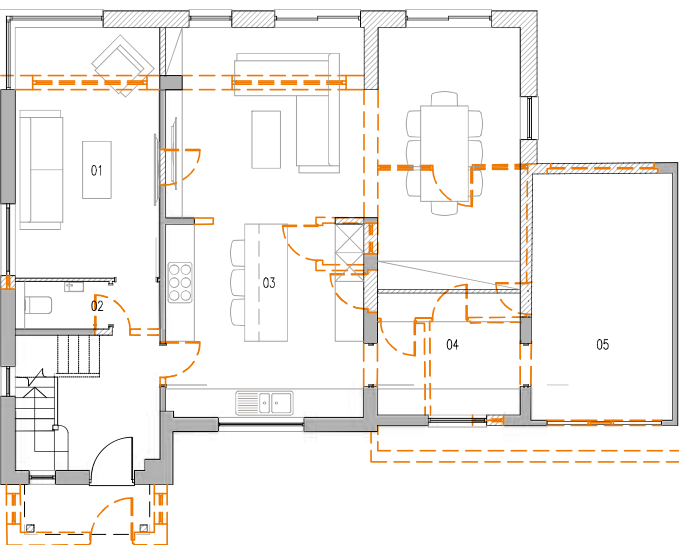
KEY:

- ELECTRIC VEHICLE CHARGING POINT
- BIN STORE
- SECURE CYCLE STORAGE
- TREES/HEDGES PROPOSED TO BE PRUNED/REMOVED
- EXISTING TREES TO BE RETAINED
- PROPOSED TREES

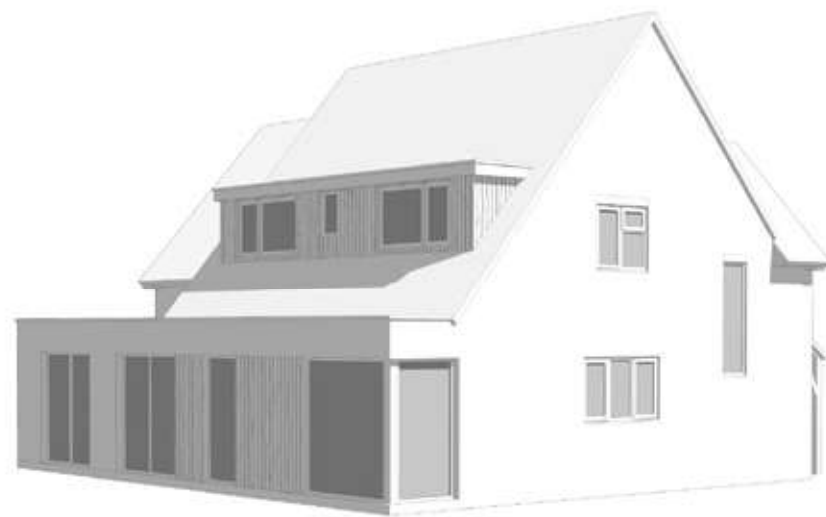
T1, T2 - TO BE REMOVED

The site plan shows a central building footprint with a red outline. To the left of the building is a parking area with several spaces, including one marked with an 'EV' symbol. To the right of the building is a large area of existing trees (light green) and proposed trees (dark green). A dashed orange circle indicates a tree or hedge to be pruned or removed. The plan also shows a bin store and secure cycle storage area. The surrounding area includes a road, a path, and other buildings.

First Floor



Ground Floor





GARDENS AND GROUNDS

Set in mature landscaped parkland and in a rural location, the properties will have private parking and gardens, and some units will have additional acreage of grassland/paddockland. It is proposed that the purchaser will retain a central area of 5.4 acres in a management company to provide space for BNG and for communal access and enjoyment for the occupiers of the proposed properties and/or paddocks. This area includes a well established landscaped pond and fine mature trees. There are tarmac estate roads to the site, and there is an attractive stone bridge on the main drive from Bush Hill Lane.









PROPERTY INFORMATION

Services and additional plans: Mains water and electricity, proposed private drainage systems. Proposals are on the SharePoint site, where access can be made available on request to seriously interested parties.

Fixtures and fittings: The vendor's solicitor will provide a list of fixtures and fittings included and excluded from the sale.

Directions (CV33 9NN): Two accesses are from Bush Heath Lane, and there is an emergency access from Plough Lane.

What3words: ///enacted.chills.unfilled

Tenure: Freehold

EPC's

Clock Cottage Band E

Dairy Cottage Band E

Hurdiss Cottage Band E

Local Authority: Stratford on Avon District Council: 01789 267575

Council Tax

Clock Cottage – Band E

Dairy Cottage – Band E

Hurdiss Cottage – Band E

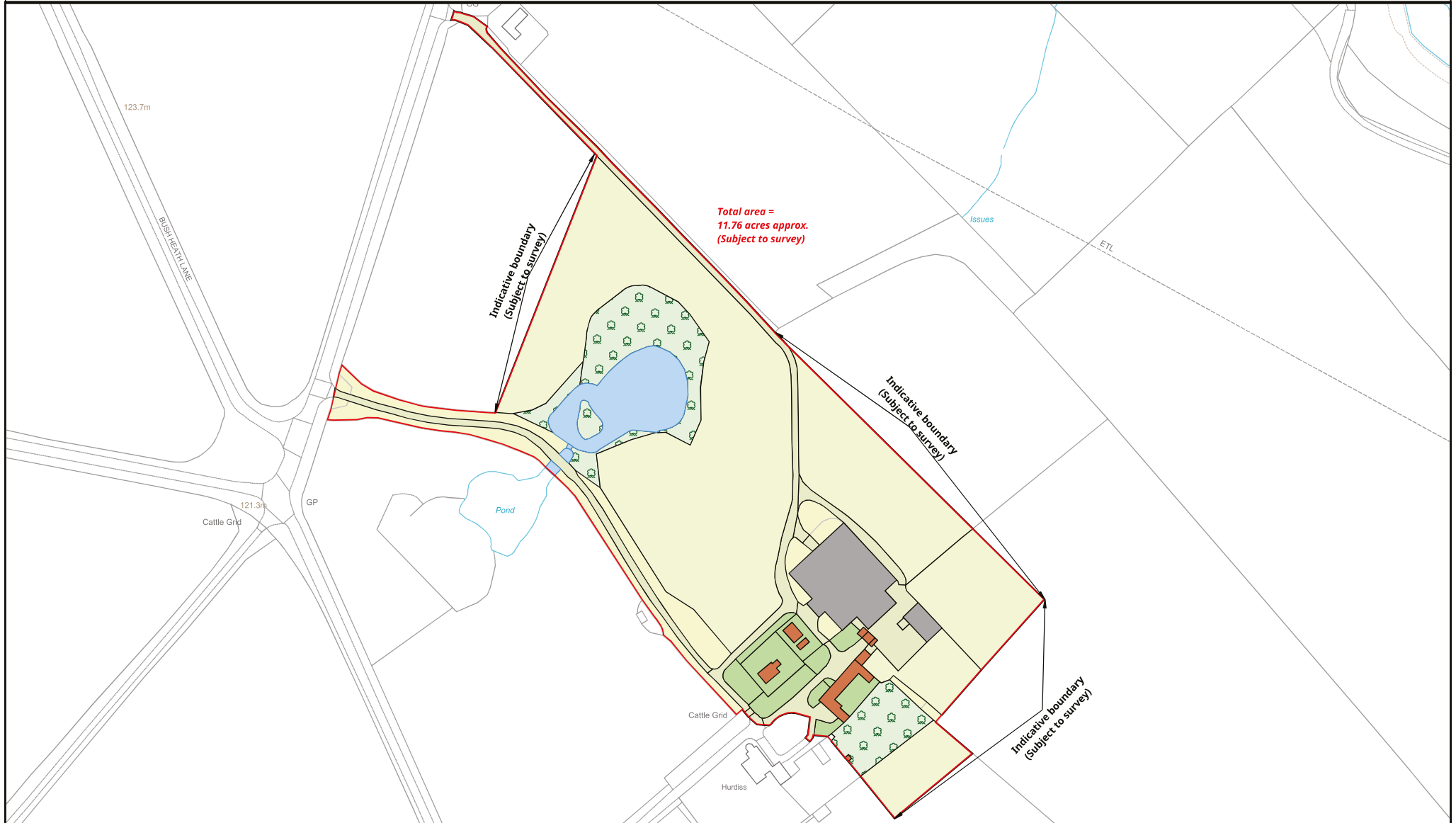
Viewing: By prior appointment only with the agents.

- Unconditional offers sought. As a minimum, prospective purchasers are requested to provide the following within their offer.
- Purchase price
- Timescales
- Funding arrangements
- Any survey reports required prior to exchange
- Undertaking to cover the vendor's reasonable legal costs

Offers are to be submitted with any supporting information to James Way FRICS – james.way@knightfrank.com



Hurdiss Farm - Land with planning permission



Total area =
11.76 acres approx.
(Subject to survey)

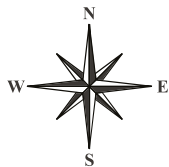
Indicative boundary
(Subject to survey)

Indicative boundary
(Subject to survey)

Indicative boundary
(Subject to survey)

Land Development Services Ltd
Plan Preparation
Unit 15, Glenmore Business Park
Telford Road
Salisbury SP2 7GL

(e) planprep@lds-survey.co.uk



Date: 07:07:26 Drawn By: CW Scale: 1:2750 @ A4 Plan Ref: 21513.2

Title **Hurdiss Farm -
Land with planning permission**

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I would be delighted
to tell you more.

James Way

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Date: 01 August 2026
Our reference: STR012671649

**Hurdiss Estate, Lot 2 Hurdiss Farm Development Site, Bush Heath Road,
Harbury, Leamington Spa, CV33 9NN**

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£3,500,000**.

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. 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

A stylized, handwritten signature in black ink that reads "Knight Frank".

KNIGHT FRANK LLP

Enc:

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