



Land at Nolands Farm, Oxhill, Warwick, CV35 0RJ

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

For Sale by Public Auction

An Outstanding and Flexible Residential Development Opportunity - Single Dwelling or Pair?

A superb opportunity to acquire a substantial 0.8-acre plot with full planning permission to construct either two striking semi-detached dwellings in a contemporary Dutch barn style or, following the recent granting of a second planning consent, a single, beautifully proportioned detached, contemporary -Dutch barn style- home of approximately 400m<sup>2</sup> / 4,305 sq ft.

Located in a picturesque countryside setting on the edge of the sought-after village of Oxhill, the site enjoys elevated views across open fields and a peaceful yet well-connected location, with neighbouring villages including Pillerton Priors and Upper Tysoe just a short distance away.

The original planning permission allows for two equally sized homes, ideal for separate ownership or multi-generational living. More significantly, the newly approved planning now gives buyers the immediate option to deliver one superb single dwelling, offering an even more exclusive and flexible design opportunity.

The plot forms part of the emerging Nolands Farm community - a private, tree-lined development of five bespoke luxury homes, with the Dutch barn marking the final property in this boutique countryside scheme.

CGI imagery and red line boundaries are for illustrative purposes only.

The following titles are included in the sale: WK532848, WK532849, WK532850.

Auction Details:  
Sheldon Bosley Knight Land and Property Auction  
Wednesday 22nd July 2026 at 6:00pm, doors open at 5.00pm.  
Stratford-upon-Avon Town Hall





## Key Features

- For Sale by Public Auction
- Wednesday 22nd July 2026 at 6:00pm, Stratford-upon-Avon Town Hall
- Unique plot with TWO full planning permissions. SINGLE or A PAIR
- Consent to build a modern Dutch barn for two dwellings OR single (both circa 400sqm total)
- Located on the edge of the desirable village Oxhill
- Rural countryside location
- A developing site that will contain five luxury properties
- Plot size circa 0.8 acres in total
- Amendments to design still possible (subject to planning)
- Services in close proximity

**Auction Guide**  
**£375,000**

### Planning Information

Planning Reference - 23/00300/FUL  
Proposed: Demolition of the Existing Bams and Construction of Two Residential Dwellings with Associated Works.  
Stratford District Council  
Permission Granted with Conditions : 24th April 2023

&

Planning Reference - 24/01174/FUL  
Proposed: Construction of one residential self-build dwelling with associated works  
Stratford District Council  
Permission Granted with Conditions : 30 July 2024

### Location

Oxhill is a popular village with a public house and parish church. Other facilities are available in the village of Tysoe some two miles away. They include a post office, general store, hairdressers, churches, playgroup, junior school and doctors' surgery. More comprehensive shopping is available in Shipston-on-Stour (five miles) and the village is central to Banbury and Stratford-upon-Avon. The towns of Warwick and Leamington Spa are also easily accessible and the nearest motorway access on the M40 is at Gaydon Junction 12 being approximately eight miles away. A full range of state, grammar and public schools are to be found within traveling distance.

### Rights Of Way & Restrictive covenants.

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves or restrictive covenants. Interested parties should refer to the Legal Pack for full details.

### Auction Terms

This property is offered for sale by traditional auction by SBK Sales Ltd, trading as SBK Auctions. The property will, unless previously sold or withdrawn, be sold subject to the Special Conditions and General Conditions of Sale contained within the Auction Legal Pack. The Auction Legal Pack will be available to download by registered bidders.

The sale will take place on the stated auction date by way of a live, in-room auction and the property is being sold on an unconditional basis with a fixed fee. Some sellers may consider a pre-auction offer and the lot may be sold or withdrawn before the auction.

If the reserve price is met and the auctioneer's gavel falls, binding contracts of sale will be exchanged at that point.

### Auction Deposit and Fees

The following deposits and non-refundable auctioneer's fees apply and will need to be paid to the auctioneer on exchange of contracts:

- 10% deposit, subject to a minimum of £5,000
- Buyer's Premium of £1,500 inc. VAT
- Search pack of £XXX inc. VAT

There may be additional costs listed in the Special Conditions of Sale, which will be available to view within the Auction Legal Pack. These additional costs may be payable on completion. Buyers must read the Auction Legal Pack carefully and take professional advice before bidding.

### Guide Price and Reserve Price

The guide price is an indication of the seller's current minimum acceptable sale price and is given to assist interested parties in deciding whether or not to pursue their interest. The reserve price is the minimum price at which the seller has authorised the auctioneer to sell. The reserve price remains confidential between the seller and the auctioneer.

Where a guide price is shown as a range, the reserve price will be set within that range. Where a single figure guide price is shown, the reserve

price will not be set more than 10% above that figure.

Both the guide price and reserve price can be subject to change at any time prior to the auction.

### Plans

Plans shown are for identification purposes only.

### Services

The auctioneer understands that Electricity, water and fibre connection are in within immediate proximity to the plot.

Purchasers are advised to make their own enquiries as regards provision of services.

### Directions

What3words:///deploying.dice.buyers

### Tenure and Possession

The land is freehold. Vacant possession will be given upon completion, which is normally 20 working days after the auction. Please refer to the Auction Legal Pack for further details.

### Bidder Registration and Auction Legal Pack

If you would like to register to bid, please visit:  
[passport.eigroup.co.uk/bidder-registration/sheldon-bosley-knight/](https://passport.eigroup.co.uk/bidder-registration/sheldon-bosley-knight/)

You can opt to bid in person, online, by telephone or by proxy.

The Auction Legal Pack for the lot you are interested in can be downloaded here:

[auctioneremplates.eigroup.co.uk/guides.aspx?a=1236&c=sbk](https://auctioneremplates.eigroup.co.uk/guides.aspx?a=1236&c=sbk)

All bidders must register before bidding, complete the required identity checks and be approved to bid.

Full details on how to register to bid, and a guide to buying at auction, can be found at:

[sbkauctions.co.uk](https://sbkauctions.co.uk)

### Preferred Solicitors

If you would like details of our preferred solicitors, please contact the auction team and we can arrange for information to be sent to you.

### Legal Documents and Additional Costs

It is essential that bidders check the legal documents prior to bidding and take professional advice. The legal pack may include searches, title documents, Special Conditions of Sale, tenancy information, planning documents, notices, replies to enquiries and other documents relevant to the lot.

Special Conditions of Sale can contain additional costs, being costs over and above the price the lot is knocked down at, and bidders are deemed to be aware of any additional costs prior to bidding.

Bidders must rely on their own inspection of the legal pack and any professional advice they obtain before bidding.

### Viewings

All viewings are by appointment only through the Auction Department.

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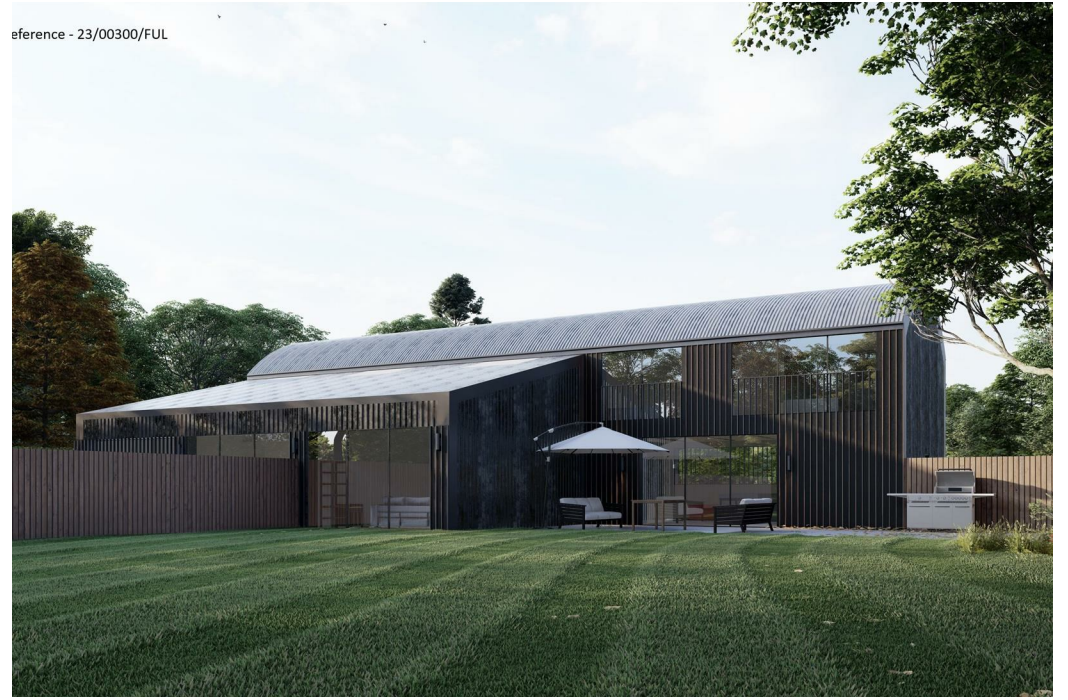
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# Floorplan



Ground Floor

First Floor

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.

The Dutch Barn  
Oxhill

APPROX SCALE  
0 1 2 3M  
0 1 2 3 4 5 10 FT  
APPROXIMATE GROSS INTERNAL FLOOR AREA:  
405 sq m (4,360 sq ft)



Tenure - Freehold

Council Tax Band - New Build

Local Authority  
Stratford-on-Avon District Council



02 Proposed First Floor Plan  
Scale 1:100@A1

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

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HOMES

BLOCK  
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.