



Pittern Hill, Kinton, CV35 0JF

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A range of large agricultural barns set in the idyllic countryside of Kineton, with certain units having planning permission for change of use from agricultural building to residential dwelling under Class Q.

Within the 1.82 acres, sit expansive steel barns, where planning applications have been approved on two separate barns for a total of 584.6sqm of residential floorspace across five dwellings (two large and three small). Building 3 has Class Q Prior Approval for the change of use and conversion into one large dwelling (25/00679/COUQ). Furthermore, Building 2 has Class Q Prior Approval to convert into one large dwelling and three smaller dwellings (25/00678/COUQ). The remaining barns are planned to be demolished.

Additional agricultural land available adjacent to site by separate negotiations.

Proposed unit sizes / floor space (GIA):

Barn 2 -

Unit 1: 95.9m<sup>2</sup>

Unit 2: 98.8m<sup>2</sup>

Unit 3: 99.2m<sup>2</sup>

Unit 4: 154.3m<sup>2</sup>

Barn 3 -

Unit 5: 136.4m<sup>2</sup>

For any further information, or to book a site visit, please contact Sheldon Bosley Knight Land & New Homes.





## Key Features

- A range of large agricultural barns
- Planning permission for change of use from agricultural building to residential dwelling under Class Q.
- Site size is approx. 1.82 acres
- Total of 584.6sqm of residential floorspace across five dwellings (two large and three small)
- Additional agricultural land available adjacent to site by separate negotiations
- Set in the idyllic countryside of Kington
- Electricity and water to site, no mains drainage
- Access direct from main road
- Freehold

**£750,000**

### **Building 3 Planning reference - 25/00679/COUQ**

Planning: Stratford-On-Avon District Council

Decision Issued Date: 14 May 2025

Prior Approval for the change of use of an agricultural building into one larger dwelling (C3) and associated operational development under Class Q parts (a) and (b) of the GPDO

### **Building 2 Planning Reference - 25/00678/COUQ**

Planning: Stratford-On-Avon District Council

Decision Issued Date: 14 May 2025

Prior Approval for the change of use of an agricultural building into one larger dwellings and 3 smaller dwellings (C3) and associated operational development under Class Q parts (a) and (b) of the GPDO.

### **Erection of 5 new dwellings - 23/02878/FUL**

Date Received: 24/10/2023 - Refusal of Planning Permission (15th February 2024)

Demolition of agricultural buildings with class Q consent for 5 units and the erection of five new dwellings, including associated development.

### **Location - Kineton**

Kineton is a historic village and civil parish located in Warwickshire, England. Kineton is situated in the south of Warwickshire, approximately 11 miles (18 km) from Warwick and 7 miles (11 km) from Stratford-upon-Avon. The village has a long history dating back to at least Saxon times.

The village has a primary school, several shops, pubs, and other amenities serving the local community. It is known for its picturesque countryside surroundings, with many walking and cycling routes in the area. Kineton is accessible via road networks and is located not far from the M40 motorway, providing connections to Birmingham and London. The nearest railway stations are in nearby towns like Banbury and Leamington Spa.

The village hosts various community events throughout the year, including fairs, festivals, and agricultural shows. Overall, Kineton is a charming village known for its historical significance, rural beauty, and community spirit, making it a desirable place to live and visit in Warwickshire.

### **Services**

Electricity and water to site, no mains drainage.

### **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. It is for the purchaser to satisfy their enquiries of the routes thereof.

### **Tenure**

The land and buildings being offered are freehold.

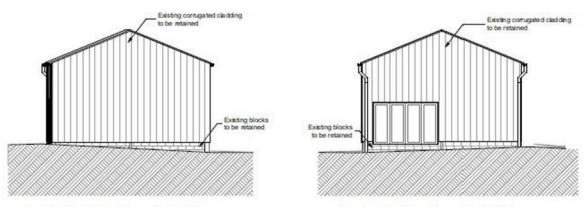
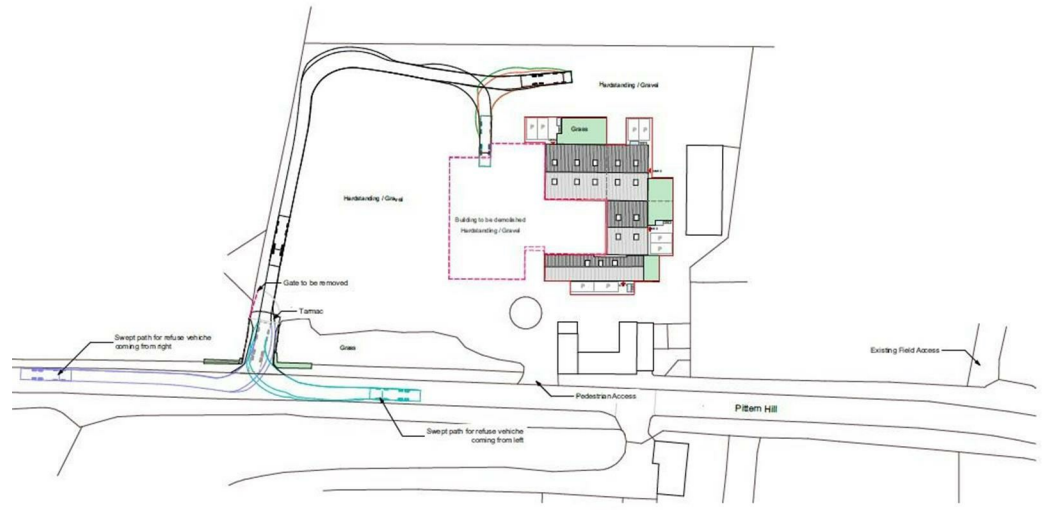
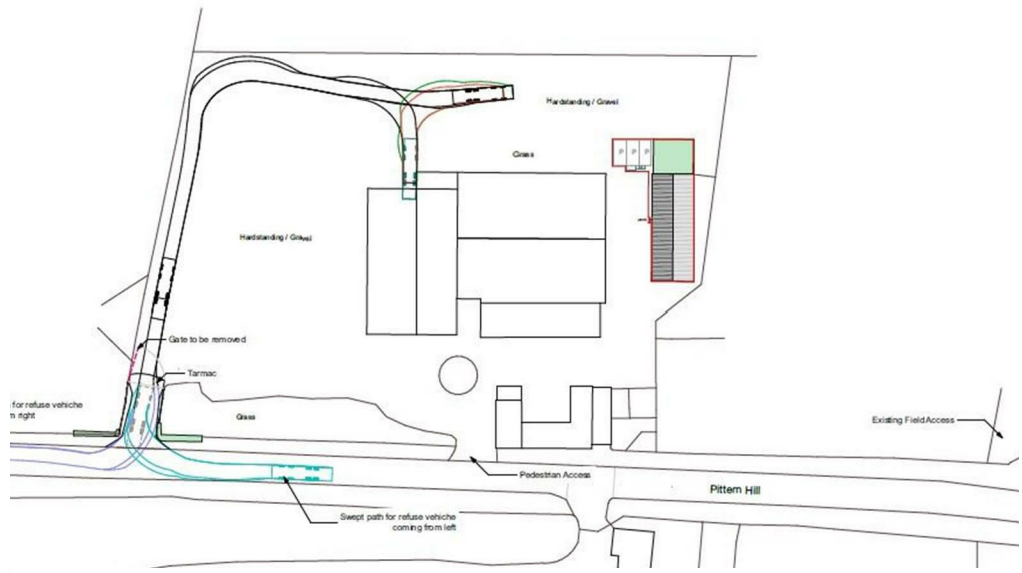
### **Method Of Sale**

The land and buildings offered are sold by private treaty. The sellers are looking for unconditional offers only.

### **Site Visits**

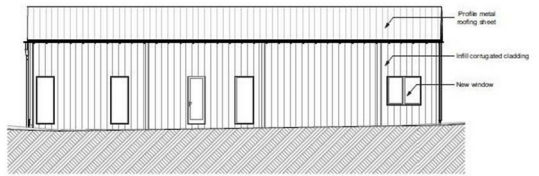
Viewings on an appointment basis only. Sheldon Bosley Knight request that all parties wishing to view the property contact us directly to book an appointment.



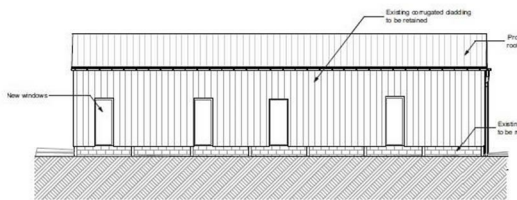


South-West Elevation - Scale 1:100

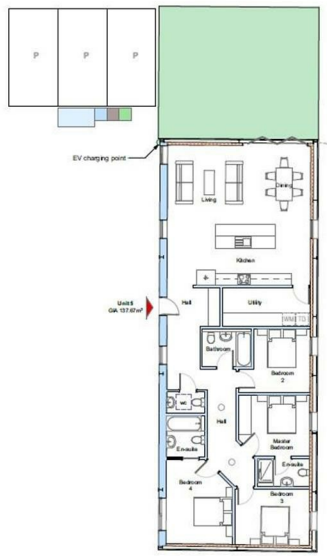
North-East Elevation - Scale 1:100



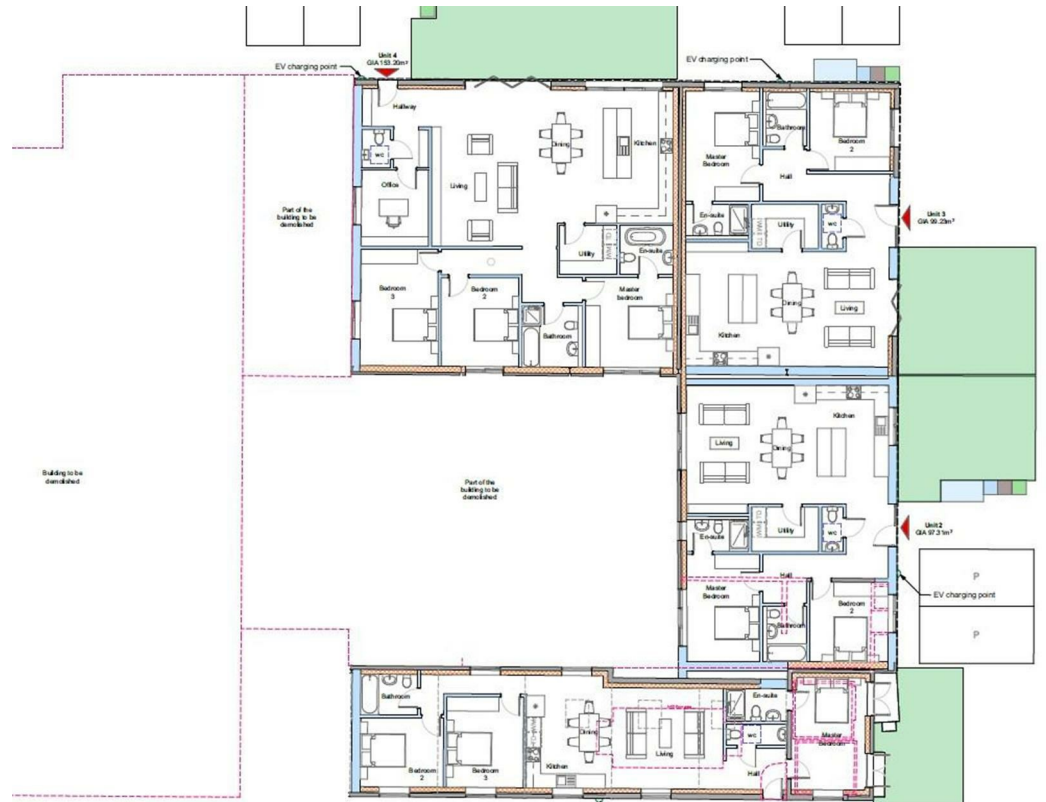
North-West Elevation - Scale 1:100



South-East Elevation - Scale 1:100



Ground Floor Plan  
Scale 1:100







Tenure - Freehold

Local Authority - Stratford-on-Avon District

# 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

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LAND

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HOMES

BLOCK  
MANAGEMENT

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