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KINGSTON FARM

Chesterton, Leamington Spa

DEVELOPMENT OPPORTUNITY. FULL PLANNING CONSENT FOR EIGHT DWELLINGS.

An opportunity to acquire a development site in open countryside, with full planning consent for extension of a detached cottage, conversion of two detached traditional barns and conversion of a farm building to five further dwellings and demolition of an existing grain store. Paddock land and woodland.

In all about 7 acres

Distances: Leamington Spa 6.9 miles (Trains to London Marylebone from 70 mins), Warwick 7.9 miles, Stratford-upon-Avon 15 miles, Birmingham International Airport 28 miles, M40 (J12 & J13) 4 miles (All distances and times are approximate)



THE SITE

Accessed by an estate road and surrounded by traditional farmland, yet readily accessible to surrounding towns, the site is a wonderful development opportunity. Footpaths give access to surrounding countryside, and some dwellings can have adjoining paddock land.

Pre-commencement conditions have been satisfied and a substantive start made with Lawful Development approvals.

PLANNING

Application Numbers:	Date
26/00806/FUL Agricultural Barn	Granted 17 June 2026
23/02069/FUL 2 Kingston Cottage	Granted 16 November 2023 and 26/0063/LDE
23/01733/FUL Lias Barn	Granted 17 January 2024 and 26/0061/LDE
23/01732/FUL Cart House	Granted 17 January 2024 and 26/0062/LDE
23/01751/FUL Relocation of the Grain Store	Granted 3 November 2023 and 26/00065/LDE

Local Authority: Stratford-on-Avon District Council

General Constraints: The site is accessed from Plough Lane by a right of way over the estate road, which is also used by Chesterton estate vehicles. The development will be responsible for repairing damage caused during construction and for a share in the cost of maintaining the shared access.

The developer will be required to remove the existing grain store on the site and reinstate the site in line with the planning conditions (23/01751/FUL Pt.3;23/01732/FUL Pt.4&5;23/01733/FUL pt 4&5).



A bridle path passes through the site on the access road and around the grain store. In April 2026 consent to divert the bridle path was agreed to the route show on the boundary plan.

Kingston Farm Accommodation Schedule

1.	Cottage with extension	1,789 sq ft	166.3 sq m
2.	Stone Lias Barn conversion	2,178 sq ft	202.4 sq m
3.	Cart House conversion	1,606 sq ft	149.3 sq m
4.	Unit 1 - 2 bed conversion	1,076 sq ft	100 sq m
5.	Unit 2 - 2 bed conversion	1,076 sq ft	100 sq m
6.	Unit 3 - 4 bed conversion	1,803 sq ft	170.1 sq m
7.	Unit 4 - detached - 4 bed conversion	1,803 sq ft	170.1 sq m
8.	Unit 5 - detached - 4 bed conversion	1,619 sq ft	150.5 sq m
Total		13,004 sq ft	1,208.7 sq m

CONNECTIVITY
AND TRANSPORT

Kingston Farm is situated a few miles south of Leamington Spa amongst the wonderful rolling Warwickshire countryside.

The land sits just outside the small village of Chesterton and is also in close proximity to Bishop’s Itchington and Harbury. 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.

The property is well placed for a wide range of state, private and grammar schools including Warwick Prep and Public Schools and Kings High School for Girls in Warwick, Kingsley School for Girls and Arnold Lodge School in Leamington Spa, Bilton Grange Prep School, Princethorpe and public schools in Rugby, grammar schools in Stratford-upon-Avon and Rugby and The Croft Prep School near Stratford-upon-Avon.



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PROPERTY INFORMATION

Tenure: The site is offered on a freehold basis, with vacant possession.

Vendors Reserved Rights: The vendors will reserve rights for services and rights of way through the property for the benefit of adjoining property and land.

Data Room: Further information is available in a dedicated data room. Please email rebecca.sheppard@knightfrank.com to request access.

Services: Mains water and electricity are available to the site, which will require private sewerage treatment plants. It is the responsibility of the purchaser to ensure that services are available and adequate. The vendors have commenced the laying of drains. Please note that 1 Kingston Farm Cottage will also be connected to the sewerage plant serving 2 Kingston Farm Cottage.

Postcode: CV33 9LH

What3words: ///slurred.thickens.appeal

Viewing: Please contact James Way to arrange a viewing.

- 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 Vendors reasonable legal costs

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

I would be delighted
to tell you more.

James Way

01789 297735

james.way@knightfrank.com

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway, Stratford-upon-Avon

Warwickshire, CV37 6YX

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Your partners in property

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Date: 08 July 2026
Our reference: STR012403199

Kingston Farm, Chesterton, Leamington Spa, CV33 9LH

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,850,000.

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.



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