



Dickensbury Farm, Walton Lane,
Pillerton Priors, CV35 0PJ

HOWKINS &
HARRISON

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An exceptional rural property offering approximately 28.37 acres of versatile pastureland, a substantial range of modern and traditional farm buildings, excellent equestrian facilities and a part-completed residential barn conversion. Located in the heart of the Warwickshire countryside, Dickensbury Farm represents a unique opportunity for agricultural, equestrian, or development purchasers seeking a well-located and adaptable holding.

- Pillerton Priors (0.2 miles)
- Stratford-upon-Avon (8 miles)
- Banbury (12 miles)
- Warwick (13 miles)

Situation

Situated on the edge of the picturesque village of Pillerton Priors, with convenient access to the nearby villages of Ettington and Pillerton Hersey, the property benefits from a peaceful rural setting while maintaining excellent road links. The M40 motorway is easily accessible at junction 12 (Gaydon), with Stratford-upon-Avon, Banbury, and Warwick within comfortable driving distance. Rail connections are available at Warwick, Banbury, and Moreton-in-Marsh stations.

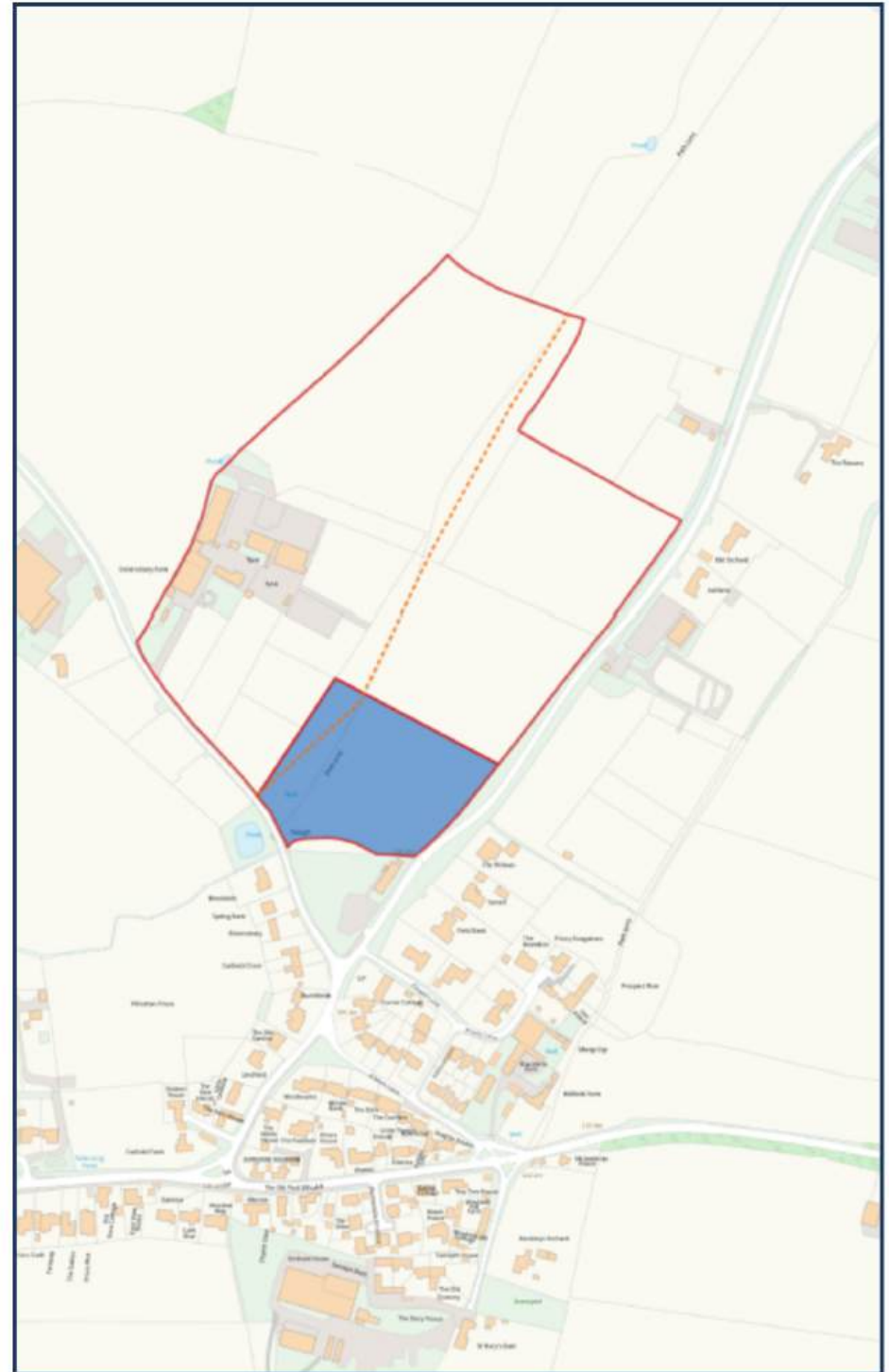
Description

Dickensbury Farm comprises 28.37 acres (11.48 hectares) of undulating pasture divided into three principal enclosures with additional smaller paddocks close to the farm buildings. The land is primarily Grade 3 with lime-rich loamy/clayey soil and is currently down to pasture but largely suitable for cropping if desired.

A barn situated in the centre of the yard has undergone significant construction works to convert the building to residential use. The property is well-positioned to complete this project (see planning comments below) which will enhance its value and appeal.

The farmyard offers a diverse range of buildings, including concrete portal framed barns, steel frame lean-tos, a large livestock shed, workshops, and secure tack rooms. There is also a 33ft x 10ft mobile home with consent for staff welfare use.

Equestrian facilities include a building that previously housed 10 stable boxes (loose boxes have since been removed), a four-horse exerciser, timber stables, and a professional-surfaced 40m x 20m manège enclosed by post and rail fencing.





Planning Potential and Opportunities

Dickensbury Farm offers substantial potential for a variety of purchasers. The agricultural land and facilities suit traditional farming, while the extensive equestrian infrastructure makes it ideal for horse owners and livery operators.

Planning permission (under Class Q of the General Permitted Development Order) was granted on one of the barns for conversion to residential use in 2019, and the conversion of the barn has been part completed as is shown in the photographs. Works remaining to be done include internal furnishing and installing the staircase. There is some doubt as to whether the pre-commencement planning conditions were satisfied by the previous owner, so buyers will need to be aware that some further planning work may be needed in order to regularise the residential use of the barn.

The Class Q consent included an Agricultural Occupancy Condition, restricting occupation of the barn to a person solely or mainly working, or last working, in the locality in agriculture or forestry, or a widow or widower of such a person, and to any resident dependants.

Furthermore, building 1 on the plan recently had the benefit of planning permission (REF: 22/00030/FUL) for change of use to B1/B8 commercial use granted on 20th January 2023. We understand this permission may not have been implemented and may consequently have lapsed. Interested parties should make their own enquiries into the planning status of the barn. In the agent's opinion, there is scope to re-establish planning permission on this building, and perhaps others in the yard, for commercial or possibly further residential uses.

The part of the property shaded blue on the plan (approximately 3.13 acres) was submitted to the South Warwickshire Local Plan (SWLP) Housing and Employment Land Availability Assessment (HELAA) process, with site reference 403. It has been given a HELAA score of 46.40 and will be further assessed through the Local Plan process in due course. It has no planning status at present and is not allocated for development.

Further advice on all planning aspects is available from the selling agents.

Plan, Area & Description

The plan, area and description are believed to be correct in every way but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

Services

The property benefits from a mains water connection and a single-phase mains electricity connection. We were informed on site that a 3-phase electricity supply is available on a pole close by. Drainage to the subject property is by private means.

None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries to the appropriate authorities as to the location, adequacy and availability of the aforementioned services.

Rights of Way Etc

A public footpath crosses the property as shown by the orange dotted line on the plan.

Overage

An Overage Clause will be included within the sales contract which will reserve 30% of any increase in value due to any non-agricultural or non-equestrian development that takes place on the land for a period of 30 years from the date of sale. The Overage will be triggered either upon implementation of the planning consent or a sale.

For the avoidance of doubt the Overage Clause does not take place on the buildings and yard, only the land. A plan from the selling agent can be provided upon request.

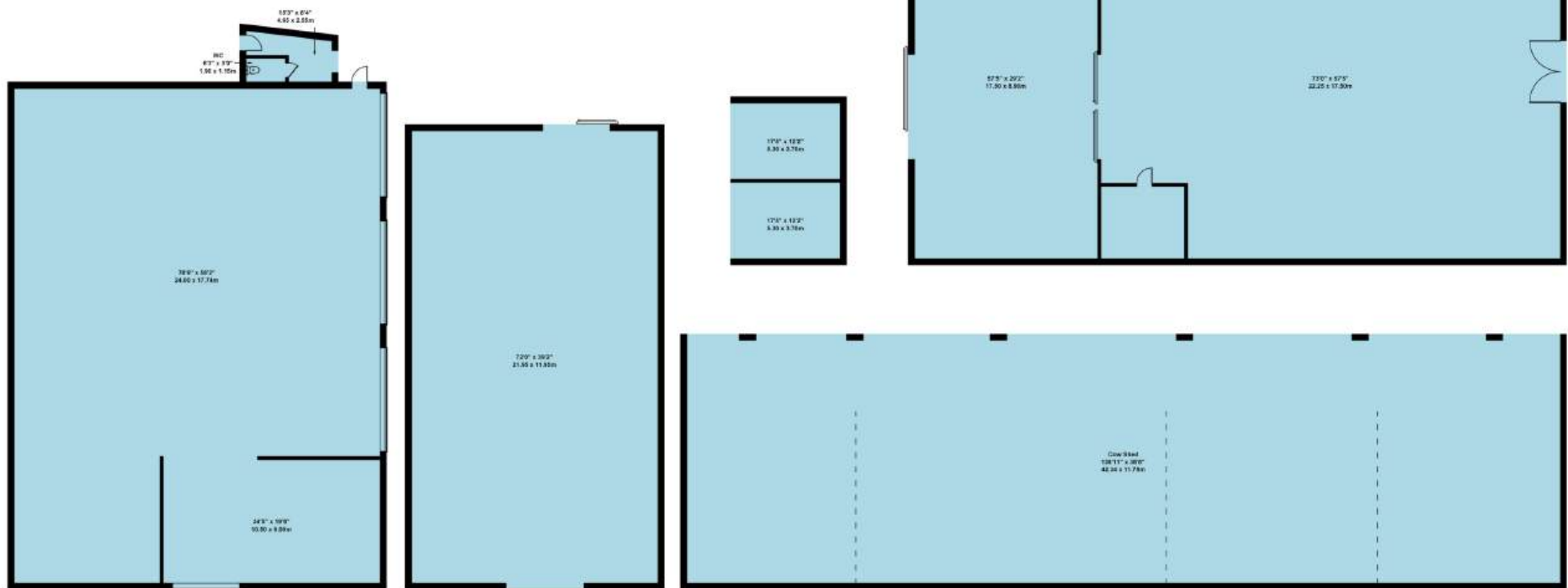




BUILDING	GROSS EXTERNAL AREA (SQ.FT)
1	4,778
2	3,019
3	475
4	6,742
5	6,456
STABLES:	388
TOTAL:	21,858



Floor Plan



FARM BUILDINGS

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Sporting, Timber & Mineral Rights

All rights are believed to be held with the freehold owner and will be included within the sale of the property.

Method of Sale

The property is offered for sale by private treaty and any interested parties should submit their offer to the selling agents Rugby Office.

The vendors reserve the right to offer the property for sale in any order other than that described in these particulars, sub-divide, amalgamate or withdraw the property from sale without prior notice.

Tenure & Possession

The property will be sold freehold with vacant possession given upon completion.

Anti Money Laundering Regulations

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale. We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.

Vendors Solicitors

Yasmin Curry - Lester Alridge Solicitors

Savoy Hill House

Savoy Hill

London

WC2R 0BU

Viewing

Viewings are strictly by appointment via the selling agent.

Howkins & Harrison. Contact Tel: 01788 564680.

What3Words

///falls.kidney.alternate



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photographs depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

AMC

If you would like to discuss financing a purchase of agricultural land, please speak to one of our Agricultural Mortgage Corporation, AMC agents (James Collier, Tayla Cave or Andrew Pinny) who will be happy to discuss this with you and make an introduction to AMC on your behalf.



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