



Lapworth Street, Lowsonford

Guide Price £800,000



PROPERTY OVERVIEW

A rare opportunity to acquire an office building with approved planning permission for change of use to convert into a residential home in the heart of Lawsonford. Providing approximately 1600sq ft of living accommodation and being parcelled with almost an acre of gardens & grounds the property offers a unique opportunity for a buyer to create a home to their own style & design by refurbishing the existing footprint of the property. Having been converted to office space in 2012 the building is of modern construction with cavity wall and roof insulation and now requires internal remodelling to create a stunning rural home.

Please note in addition to the internal refurbishment of the property the construction of a driveway and the installation of a separate electrical supply will be required by the new owners. The property has its own septic tank for sewerage and currently utilises the power supply from the adjoining residential property.

Interested parties in a position to proceed are invited to contact Xact Homes 01564 777 284 for more details.



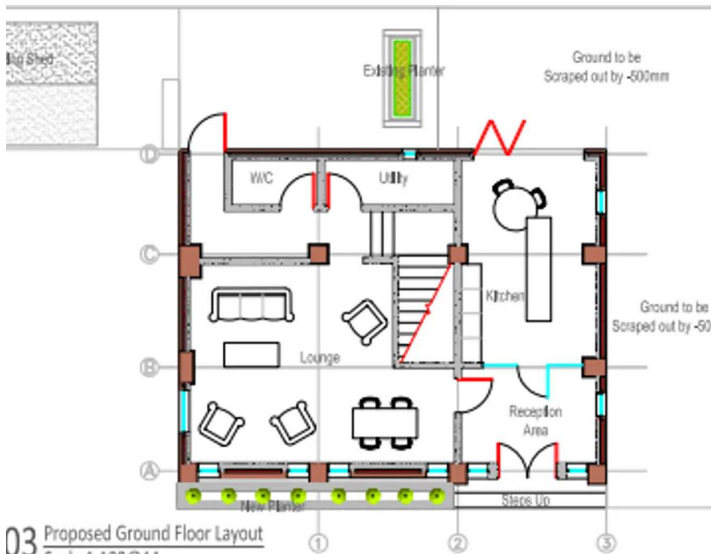


PROPERTY LOCATION

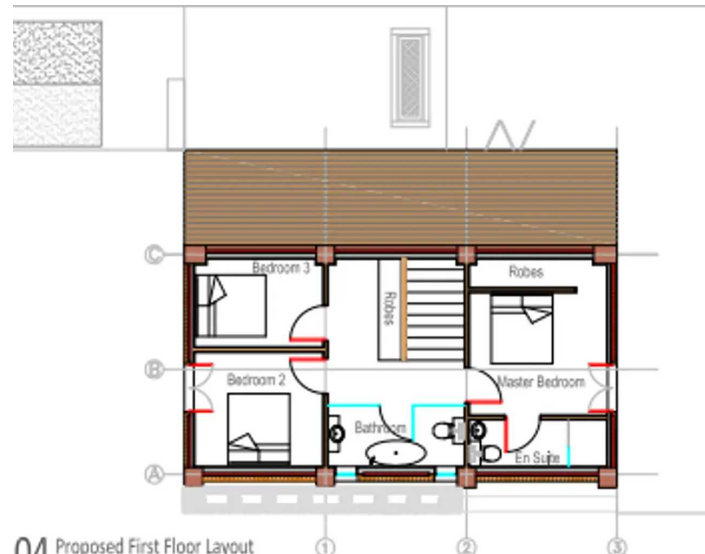
Lowsonford Barn is located in the centre of the village providing access to an abundance of canal side walks through the beautiful countryside surrounding the village, making this a most attractive, yet convenient, locality.

Directions to the property: From the centre of Hockley Heath, proceed south along the A3400 Stratford Road and turn immediately left onto the Old Warwick Road, signposted Warwick and Lapworth. Continue towards Lapworth and turn right at the watertower into Lapworth Street, signposted Lowsonford. Continue along Lapworth Street, passing over the M40 towards Lowsonford village. The entrance to Lowsonford Barn is opposite the Fly-de-Lys public house.

Tenure: Freehold



03 Proposed Ground Floor Layout
Scale 1:100@A1



04 Proposed First Floor Layout
Scale 1:100@A1

- Barn Conversion Opportunity
- No Upward Chain
- Office Building With Planning Approval To Convert To Residential Use
- Approximately 1600sq ft
- Extensive Gardens / Grounds
- Located in the Centre of Lowsonford
- Installation of Driveway & New Electrical Supply Required

1:100@A1



ised Side Elevation

1:100@A1

TOTAL SQUARE FOOTAGE

Providing approximately 1600sq ft of living accommodation

OUTSIDE THE PROPERTY

GARDENS & GROUNDS

ADDITIONAL INFORMATION

Please note in addition to the internal refurbishment of the property the construction of a driveway and the installation of a separate electrical supply will be required by the new owners. The property has its own septic tank for sewerage and currently utilises the power supply from the adjoining residential property.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



Proposed Rear Elevation
Scale 1:100@A1



Proposed Front Elevation
Scale 1:100@A1

06



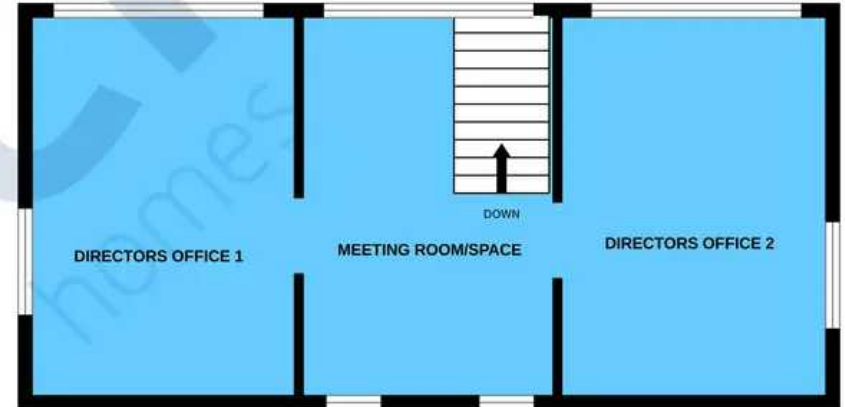
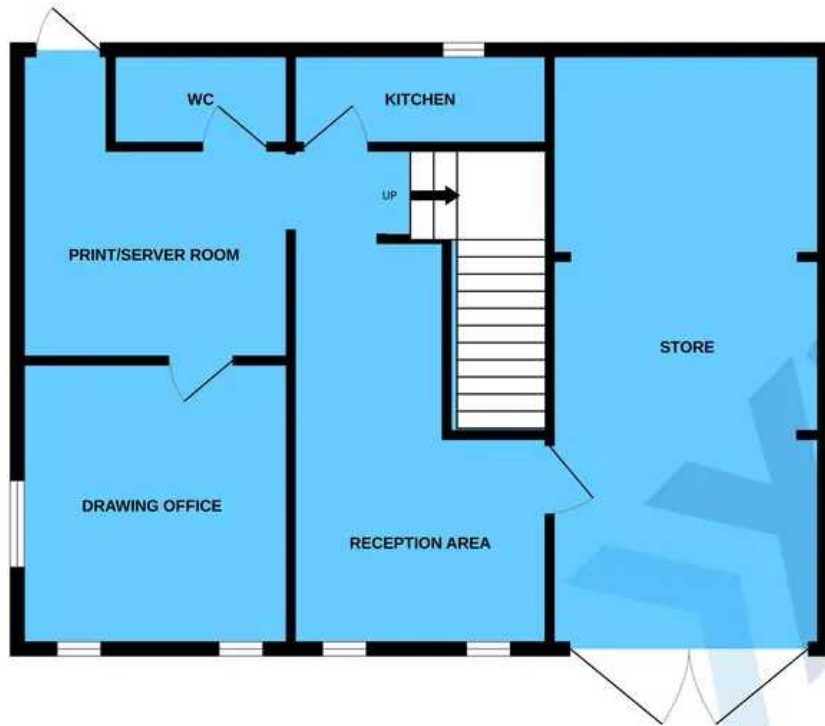
Proposed Front Elevation
Scale 1:100@A1

06



GROUND FLOOR (EXISTING)

1ST FLOOR (EXISTING)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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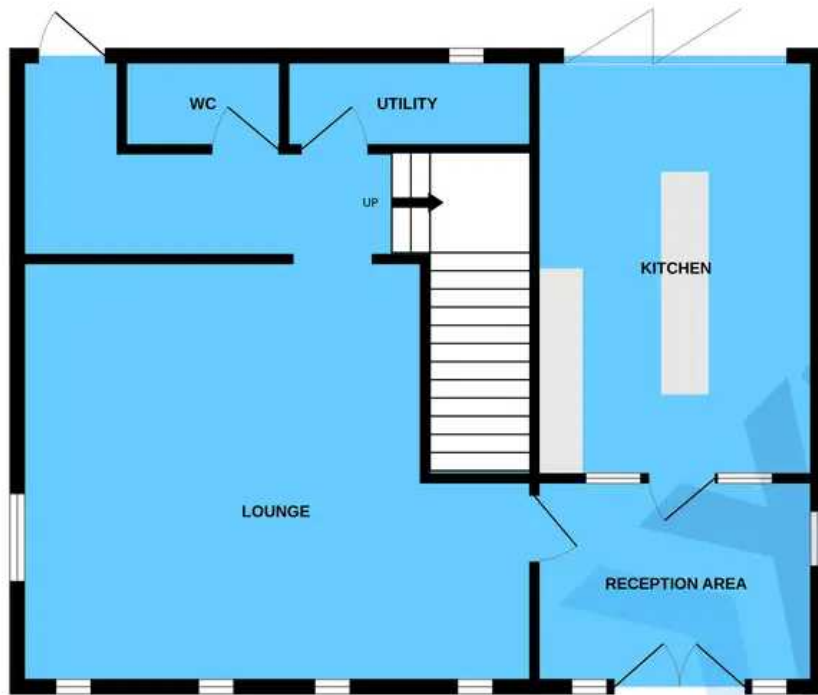
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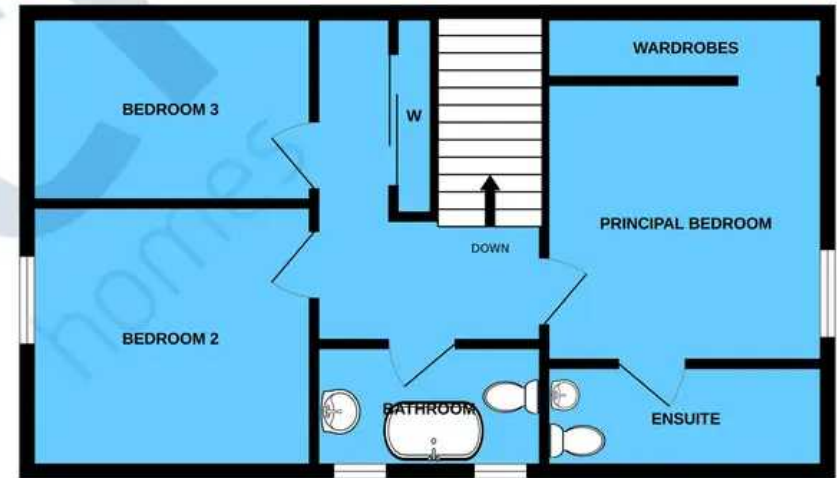
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GROUND FLOOR (PROPOSED)



1ST FLOOR (PROPOSED)



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