



Aerial view of the land and surroundings from the north

Bungalow Farm Site

LONDON ROAD, KITEBROOK, MORETON IN MARSH, WARWICKSHIRE



Bungalow Farm Site

Site with planning permission to replace a static caravan and convert two agricultural buildings to residential use, set within about 18.4 acres of permanent pasture in open countryside

Moreton in Marsh 2 miles, Stow on the Wold 6 miles, Stratford upon Avon 19 miles, Chipping Norton 6 miles, Oxford 25 miles and Cheltenham 26 miles. (all distances and times are approximate)

KEY ATTRIBUTES

 18.4 acres



Moreton in Marsh - from 92 minutes to London Paddington



M5 (Junctions 10, 11 and 11A); M40 (Junctions 8, 9, 10 and 11)



Lyneham Golf Club, Chipping Norton Golf Club, Naunton Downs Golf Club and Broadway Golf Club



National Hunt racing at Cheltenham, Stratford upon Avon, Warwick and Worcester; hunting locally with Heythrop and North Cotswold Hunts



St Davids Primary School Moreton in Marsh, Longborough Primary School, The Rissington School, Kitebrook Preparatory School, Kingham Hill School, The Cotswold Academy, Chipping Norton School, Chipping Campden School, Burford School, Cheltenham College and Ladies' College



The Theatre, Chipping Norton, Royal Shakespeare Theatre, Stratford upon Avon Everyman Theatre, Cheltenham, Oxford Playhouse and New Theatre, Oxford



Hidcote Manor, Kiftsgate Court Gardens, Sezincote, Snowhill Manor, Batsford Arboretum and Blenheim Palace



Daylesford Organic Farm Shop & Bamford Haybarn Spa, Dormy House Hotel and Spa, Soho Farmhouse and Heythrop Park





SITUATION

Bungalow Farm Site is situated about two miles from the centre of Moreton in Marsh on the outskirts of Kitebrook, a rural hamlet either side of the A44 containing mainly residential dwellings and a well known preparatory school. Moreton in Marsh is a thriving Cotswold market town on the Fosse Way (A429). Local shops and amenities can be found in Moreton in Marsh, Chipping Norton and Stow on the Wold. Further afield Banbury, Oxford and Cheltenham provide a more extensive selection of shops and services. The property sits within the catchment area of some excellent state and private schools. There are plenty of sporting facilities in the local area from golf to hunting and horse racing, and there are many fine walks via an abundance of bridleways and footpaths. The general area also offers many excellent gastro pubs.

THE PROPERTY

The properties approached from the A44 via a farm gate into an area of hard standing with turning space. The two farm buildings face each other with the drive continuing past to terminate just past the static caravan. The farm buildings themselves are of typical agricultural construction with part concrete flooring, concrete block walling, metal sheeting to the walls and roof. One building is mostly portal steel framed whilst the other is a timber pole building. The land comprises of four enclosures with stock fencing to the boundaries laid to permanent pasture. The ground is almost level being well suited to grazing with pleasant views to the surrounding farmland and to the hills in the backdrop. An automatic water supply is laid on. There are no public rights of way over the land. The plot extends approximately to 18.4 acres in all.

SCHEDULE OF PROPOSED ACCOMMODATION

Replacement Mobile Home	Substantial open plan living room/kitchen, six bedrooms, two bathrooms and utility
Poultry Shed	Entrance lobby to include guest cloakroom and coats cupboard, substantial open plan living room/kitchen, master bedroom with en suite shower room, guest bedroom with en suite shower room, lobby and utility
Sheep Shed	Substantial open plan living room/kitchen, master bedroom with en suite bathroom and walk in wardrobe, guest bedroom, family bathroom, lobby and utility



GENERAL INFORMATION

Local Authority

Stratford upon Avon District Council. 01789 267575

Schedule of Planning Consents Approved

Notice of Decision:

Certificate of lawful proposed use or development

Reference No: 21/02994/LDP. Date of Decision: 25 March 2022

Stationing of replacement mobile home

Prior Approval:

Change of use of agricultural buildings to two larger dwellings

Reference No: 22/01008/COUQ. Date of Decision: 27 May 2022

Appeal Decision Refused:

Demolition of existing barns and removal of mobile home and erection of one self-build, two-storey dwelling with attached double garage.

Reference No: 23/00199/FUL. Date of Decision 5 July 2024

An Uplift Provision will apply to the sale of the land. Further details are available from the selling agents.

Title Number

ON367503

Vendor Solicitors

BHW Solicitors:

Contact: Beverly Merrell. 0116 281 6221. Website: www.bhwsolicitors.com

Services

Mains electricity and water are connected. Private drainage. Telephone line subject to BT transfer regulations.

Tenure

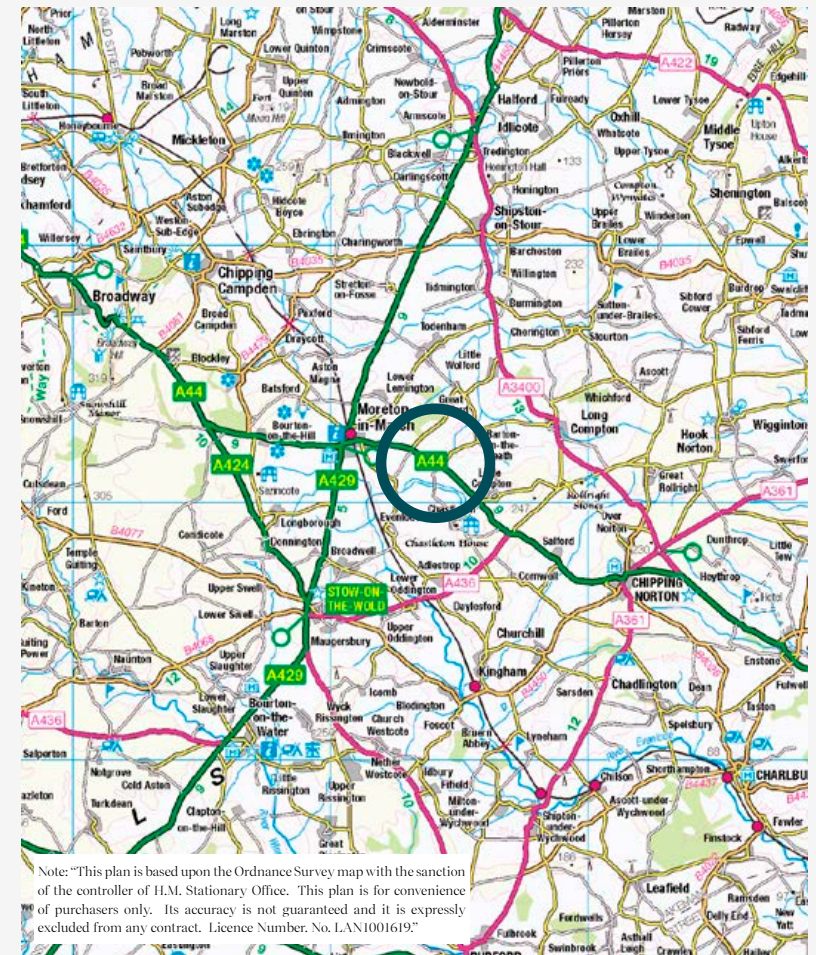
Freehold.

Directions GL56 0PG / what5words: rides.polices.breath

From Moreton in Marsh take the London Road (A44) towards Chipping Norton. Proceed for about two miles passing the Fire Service College on the left hand side, continue past the turning for the Wolfords and the property will then be found after about half a mile on the left hand side and can be identified by a Pritchard & Company sale board.

Viewing

Strictly by prior accompanied appointment, please, with Pritchard & Company.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the controller of H.M. Stationary Office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. LAN1001619."

IMPORTANT NOTICE

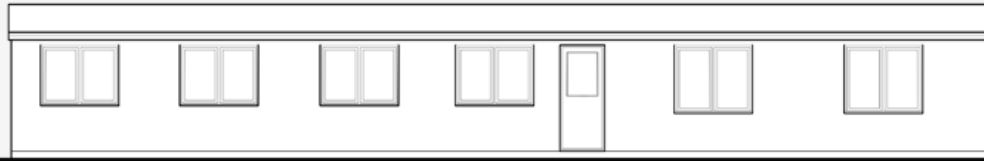
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Replacement Mobile Home

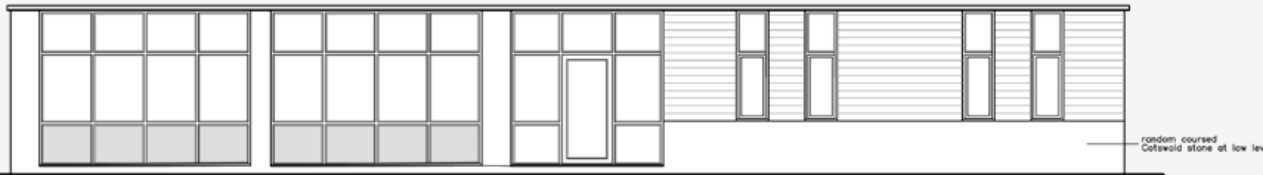


Front Elevation



Side Elevation

Proposed Poultry Shed

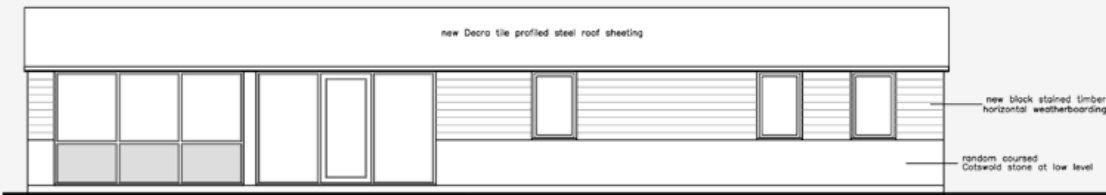


Front Elevation



Side Elevation

Proposed Sheep Shed



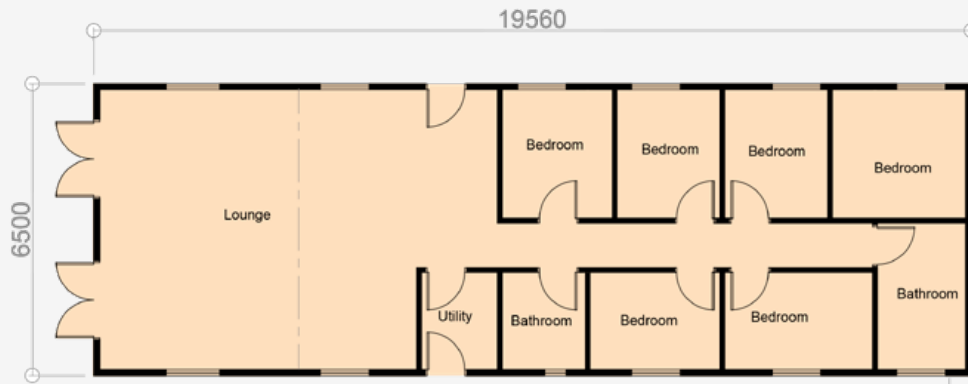
Front Elevation



Side Elevation

BUNGALOW FARM SITE

London Road, Kitebrook, Moreton in Marsh, Warwickshire



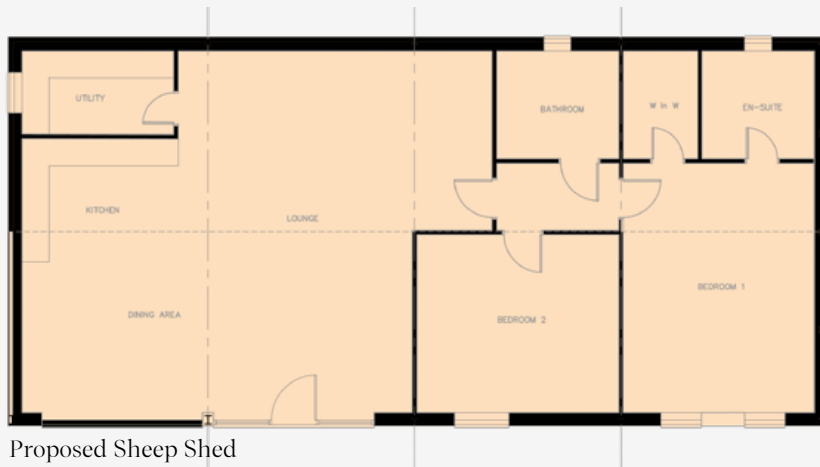
Replacement Mobile Home



SCALE 1:100



Proposed Poultry Shed



Proposed Sheep Shed

Illustration for identification purposes only. Not to scale.



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Poultry Shed



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Sheep Shed



Sheep Shed