



IDLICOTE ESTATE BARNs, IDLICOTE

SECCOMBES

CHARTERED SURVEYORS

IDLICOTE ESTATE BARNs
IDLICOTE
Nr SHIPSTON ON STOUR
WARWICKSHIRE
CV36 5DW

Situated approximately 3 miles from Shipston on Stour, 11 miles from Stratford upon Avon, 16½ miles from Warwick (M40 junction 15), 13½ miles from Banbury (M40 junction 11), and 34 miles from Oxford.

AN OUTSTANDING RESIDENTIAL DEVELOPMENT OPPORTUNITY COMPRISING TWO SUBSTANTIAL, FORMER GRAIN BARNs WITH PRIOR PLANNING APPROVALS FOR CONVERSION TO ONE DETACHED FOUR BEDROOM PROPERTY AND A TERRACE OF THREE TWO BEDROOM PROPERTIES SET IN A STUNNING RURAL LOCATION.

SET IN ABOUT 1½ acres / 0.6oha.

Offered for sale as a whole or in two lots:

Lot 1 is contained within ½ acre of land encompassing a barn having a GIA of 3132 sqft / 291 sqm with conversion permissions for a terrace of three two bedroom single story cottages having a GIA of 1044 sqft / 97 sqm each

Lot 2 comprises a barn with a GIA of 2303 sqft / 214 sqm set in 1 acre of land benefiting from conversion permission for a four bedroom detached single storey house.

Viewing through: Shipston on Stour office
Tel: 01608-663788
email: shipston@scocombes.co.uk



IDLICOTE ESTATE BARNs are located ½ mile to the east of Idlicote village with exceptional views over rolling countryside in all directions.

IDLICOTE is a particularly unspoilt rural hamlet comprising a Norman Church and mixture of brick and stone houses. The Michelin-starred Royal Oak pub is a short walk from the Estate Barns by road or footpath in the nearby village of Whatcote.

SHIPSTON ON STOUR is a popular market town, lying approximately 9 miles from Stratford upon Avon town centre, on the edge of the Cotswolds and offering excellent local amenities. The town benefits from a variety of shopping, social, educational and recreational facilities and there is easy access to the motorway network and regional centres.

PLANNING The grain barns have the benefit of change of use from agricultural to four single storey houses by way of the grant of prior approval in accordance with Schedule 2 Part 3 Class Q *Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)* dated 7th November 2019 (Reference No. 19/02614/COUQ Stratford on Avon District Council). Contamination reports, landscaping, boundary treatment and residential curtilages are subject to a live application to discharge conditions pursuant to 19/02614/COUQ.

The approved floor plans and site plan subject to the grant of Prior Approval are as shown. Adjoining land outside the proposed domestic curtilages remains in agricultural use only.



GENERAL INFORMATION

Services

It is understood that mains electricity is available for connection to the site, whilst mains water is not connected but is located in the road and is available for connection, subject to agreement with the appropriate statutory authorities.

Applicants should make their own enquiries to:

Water: Severn Trent Water 0800-707-6600

Electricity: Western Power Distribution 0121-623-9007

Tenure & Possession

The property is for sale freehold with vacant possession on completion.

Plan, Area & Description

The plan, floor / site areas and description are believed to be correct but no claim will be entertained by the vendor or their agents in respect of any error, omission or misdescription. The plans are for identification purposes only and are not to scale.

Planning Enquiries

Stratford on Avon District Council, Elizabeth House, Church Street, Stratford upon Avon CV37 6HX

Tel: 01789-267575

Viewing

By prior appointment only with the selling agents.

Wayleaves and Easements

The property is sold with subject to, and with the benefit of, all rights of way, easements and wayleaves that may exist at the time of the sale.

Special Conditions

The vendor reserves the right of access for Plot 5 over the road linking the property to the public highway.

LOT 1 – Terrace of three two bedroom single storey cottages. Plots 1, 2 and 3 set in about ½ acre / 0.20 ha.

Plot 1: Hallway opening to large living, dining and kitchen area with floor-to-ceiling corner window and sliding glass doors. Utility room, WC / cloakroom and two double bedrooms with en-suite showers and fitted cupboards.

Gross Internal Floor Area of each cottage: 1,044 sqft/97 sqm approx



IDLICOTE ESTATE BARNs, IDLICOTE



Plot 2: Hallway opening to large living, dining and kitchen area with floor-to-ceiling window and sliding glass doors. Utility, WC / cloakroom and two double bedrooms with en-suite showers and fitted cupboards.

Gross Internal Floor Area of each cottage: 1,044 sqft / 97 sqm approx.

DIRECTIONS

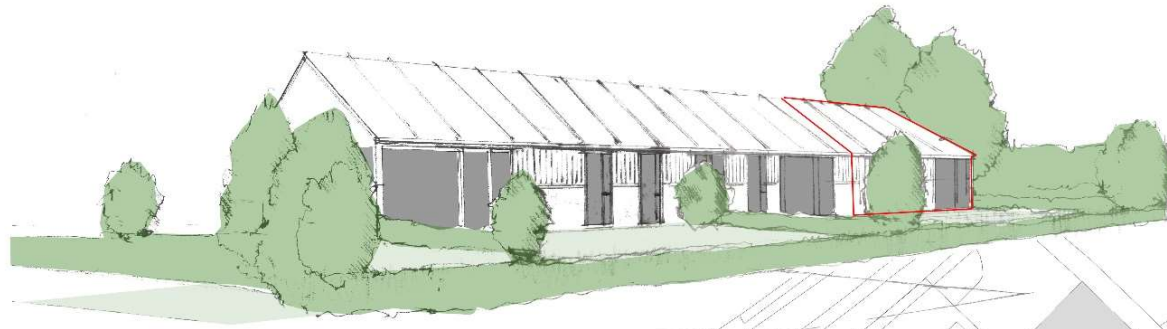
From Shipston on Stour proceed north on the A3400 for Stratford upon Avon. After about half a mile, turn right by a gate lodge for Honington. Proceed through the village for Idlicote and Whatcote. After about two miles, continue past the left turning to Idlicote village for another quarter of a mile and turn right through green double gates into Idlicote Estate Barns.

Postcode: CV36 5DW

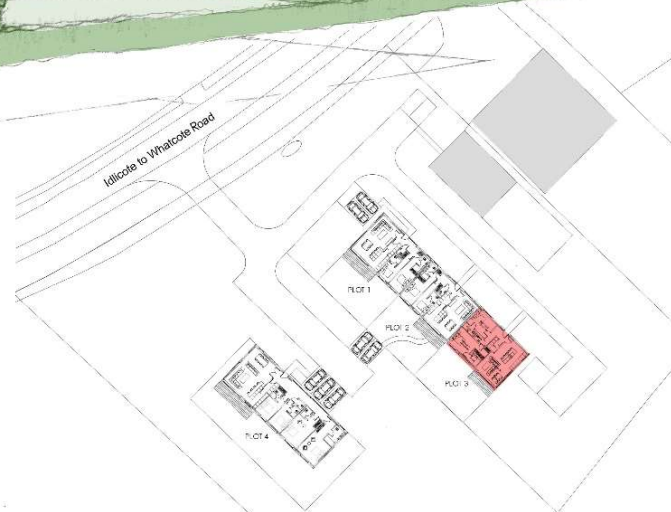
IMPORTANT NOTICE

The attached particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements, or distances we have referred to are given as a guide only and are not precise.

MFF/S2/07.10.2020



Plot 3 floor plan
0 10M

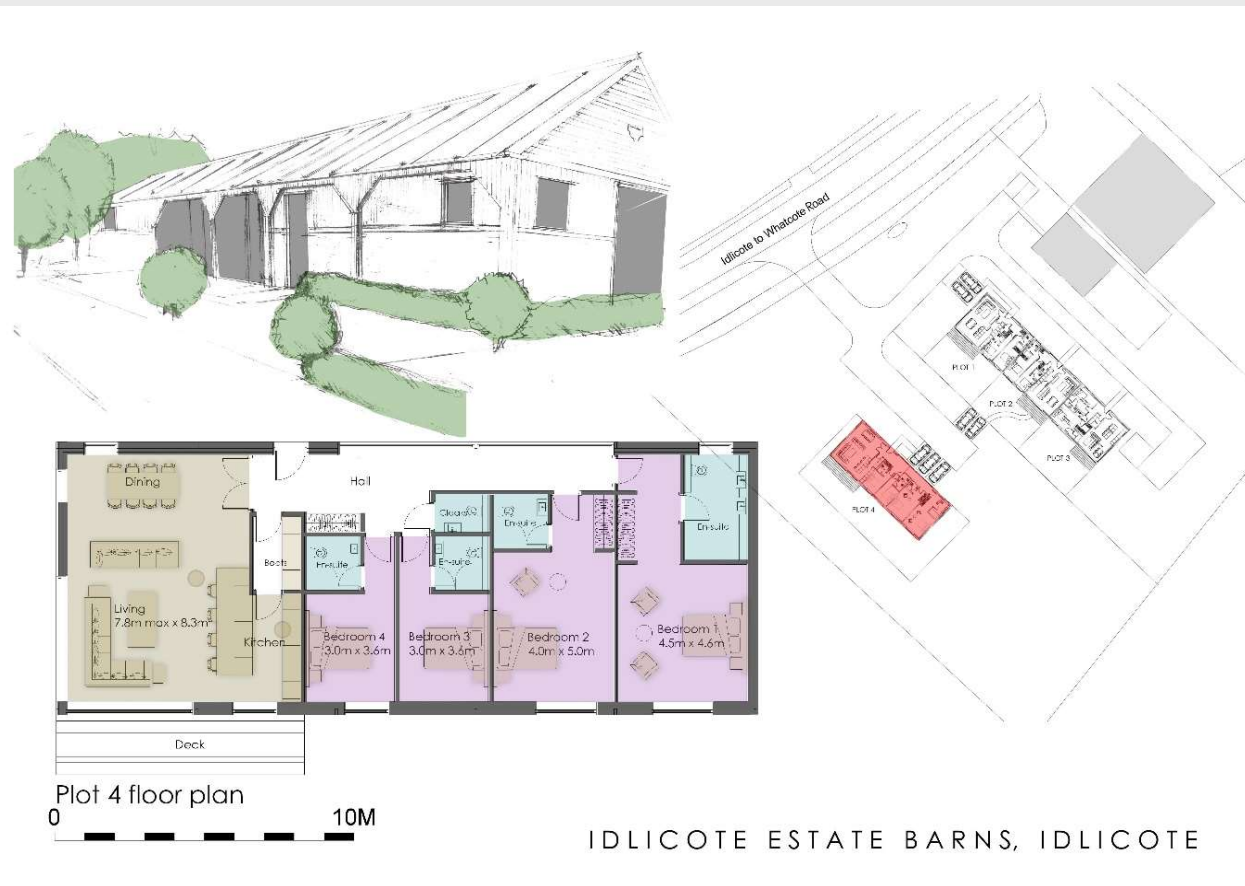


IDLICOTE ESTATE BARNS, IDLICOTE



Plot 3: Hallway opening to large living, dining and kitchen area with floor-to-ceiling corner window and sliding glass doors. Utility, WC /cloakroom and two double bedrooms with en-suite showers and fitted cupboards.

Gross Internal Floor Area of each cottage: 1,044 sqft/97 sqm approx.



IDLICOTE ESTATE BARNs, IDLICOTE



LOT 2 - Detached four bedroom single story house

Plot 4 – Hallway opening to large living, dining and kitchen area with floor-to-ceiling corner window and sliding glass doors. Utility room, WC / cloakroom and four double bedrooms with en-suite showers and fitted cupboards.

Set in grounds extending in all to about 1 acre / 0.40 ha.

The approved plans show single storey accommodation only, measuring 2303 sqft / 214 sqm. There is scope to insert a first floor into Plot 4 in order to provide additional habitable floorspace. This can be achieved via one of the following options:

1. Complete and occupy the barn conversion and later add a first floor (a two phase building project). The maximum area of the first floor is 2303 sqft / 214 sqm.
2. Submit a Section 73 ‘minor material amendment’ application prior to commencement of development. The maximum area of the first floor is 1302 sqft / 121 sqm in order not to conflict with Permitted Development maximum floor area limits for larger houses (more than 100 sqm).
3. Submit a Prior Approval application prior to commencement of development. The maximum area of the first floor is 1302 sqft / 121 sqm in order not to conflict with Permitted Development maximum floor area limits for larger houses (more than 100 sqm).

2 Banbury Street, Kineton
Warwickshire CV35 0JS
T 01926 640498 F 01926 640923

10 Market Place, Shipston-on-Stour
Warwickshire CV36 4AG
T 01608 663788 F 01608 663662

www.seccombes.co.uk

SECCOMBES