



**NAUNTON INN BARN**  
Naunton, Cheltenham

Stow-on-the-Wold 6 miles, Cheltenham 12 miles,  
Oxford 35 miles, Moreton-in-Marsh Station 10 miles.

**Naunton Inn Barn**  
**Naunton**  
**Cheltenham**  
**Gloucestershire**  
**GL54 3AJ**

**A COMPACT DETACHED COTSWOLD STONE  
BARN WITH PLANNING CONSENT FOR  
RESIDENTIAL CONVERSION SET IN AN  
ELEVATED RURAL POSITION WITH AN OPTION  
TO PURCHASE AN ACRE OF ADJOINING LAND.**

- Detached Barn For Conversion
- Elevated Rural Setting
- Far Reaching Views
- Proposed Open Plan Living Room
- 1 Bedroom & Ensuite
- Mezzanine
- Private Garden & Parking
- 0.2 acres.
- Additional 1 Acre Available

**Guide price £150,000**

**VIEWING** Strictly by prior appointment  
through

**Taylor & Fletcher**

**Tel: 01451 820913**

## LOCATION

Naunton Inn Barn is situated in an elevated rural position just outside the picturesque and sought after North Cotswold village of Naunton, which lies in the Windrush Valley between Stow-on-the-Wold and Cheltenham.

Naunton has a parish church, The Black Horse public house and a cricket club with pavilion. Stow-on-the-Wold and Bourton-on-the-Water are 6 and 5 miles respectively and each have a good range of facilities to meet everyday requirements, including shops and boutiques, supermarkets and restaurants. There is an

excellent primary school in nearby Cold Aston in addition to the Ofsted rated 'Outstanding' Cotswold School at Bourton-on-the-Water which also has a public sports centre and swimming pool. Moreton-in-Marsh has a mainline train station servicing London Paddington via Oxford and Reading.

Cheltenham is about 12 miles away and is the principal commercial and cultural centre in the area. It is an attractive regency spa town with extensive high street and out of town retailing,



together with a multiplex cinema, two theatres and many restaurants. It is home to annual festivals of Music, Literature, Jazz, Cricket and Science and has an extensive range of sporting facilities and clubs, both public and private, as well as being renowned for the annual Cheltenham National Hunt Festival.

## DESCRIPTION

Naunton Inn Barn comprises a traditional detached single storey Cotswold stone barn with ashlar cut stone quoins and copings, with stone walls under a pitched Stonesfield tiled roof. Internally the structure is open to the eaves with some substantial timbers and feeding rack and trough.



Planning consent Ref: 19/03261/FUL has been granted for 'change of use of barn to dwelling at land and barn west of Church Farm House, Naunton, Gloucestershire' with the consent providing for an open plan living room with kitchen area and a door through to a bedroom with en suite shower room. The plans also provide for a circular stair and mezzanine to the southern end of the barn.

Externally the plans provide for a private driveway off the neighbouring lane in turn

leading to a parking area, with a part walled garden area and terrace adjoining the barn.



## ADDITIONAL LAND

Offered separately as a fixed price option is approximately an acre of adjoining land, currently in arable cultivation. This is offered with a fixed price of £25,000 to the purchaser of the barn. The purchaser will be required to fence this land and maintain in good stock proof condition. If the land is not purchased, the purchaser of the barn will need to fence off the adjoining land. Specification to be agreed.



## SERVICES

There are no mains services connected to the barn. Mains electricity and water are available nearby. Details to be confirmed.



## VIEWING - IMPORTANT NOTICE

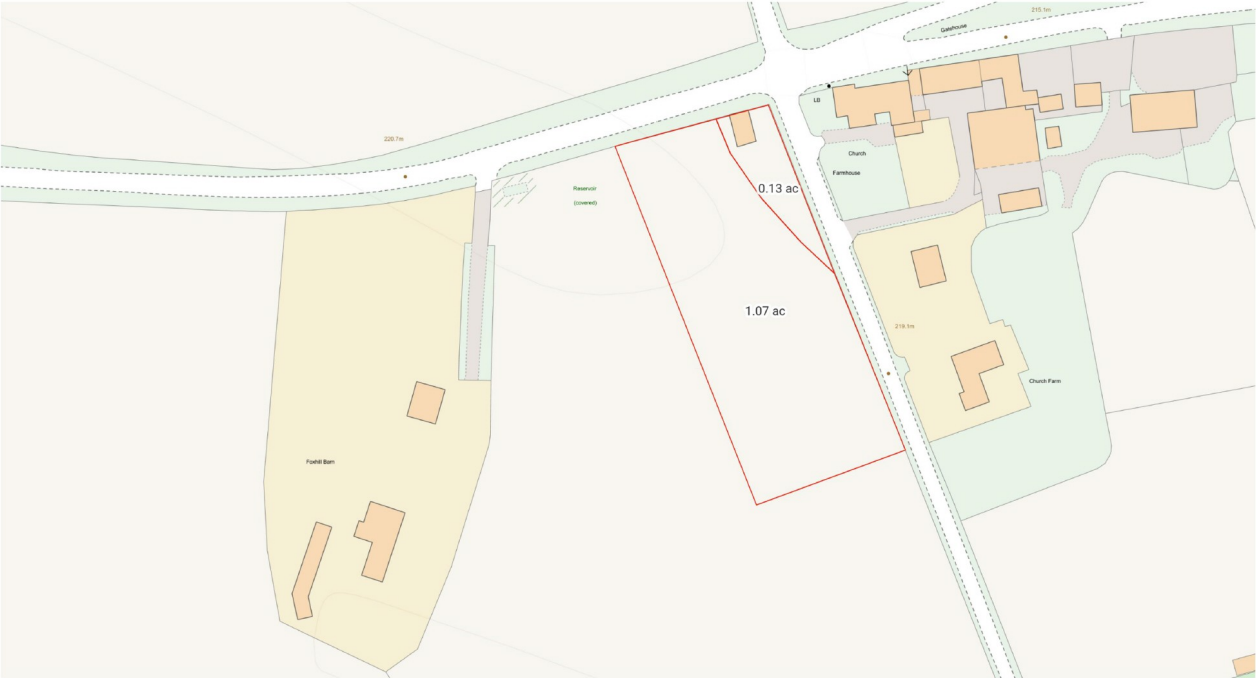
Strictly by prior appointment with the vendors sole agents - Tayler & Fletcher contactable on 01451 820913 or by email : [bourton@taylerandfletcher.co.uk](mailto:bourton@taylerandfletcher.co.uk). The barn is a dilapidated detached barn and all viewers must exercise extreme caution and view externally from the lane and verge only.

## DIRECTIONS

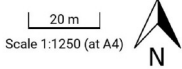
From Bourton-on-the-Water take the Old Gloucester Road A436 towards Cheltenham. After approximately 3 miles take the right hand turn signposted to Aylworth. Proceed through the valley and hamlet continuing towards Naunton and Naunton Inn Barn will be found shortly on the left hand side just before the junction with the B4068.



Naunton Inn Barn and Land



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**BRE Daylight Calculation - Sitting Room & Mezzanine:**

ADF (Average Daylight Factor) Calculation: BRE recommends a minimum of 2% ADF where artificial lighting is present. BS 9236-02 requires a minimum of 1% for bedrooms, 1.5% for Living Rooms & 2% ADF for Kitchens. All criteria are met below:

$$ADF = \frac{TMA \times U}{A(1 - R_c)}$$

<b>Window</b> 0.68 x 0.9 x 0.3 x 85.00 64.4(1 - 0.5 x 0.5) = 63.0 = 0.32%	<b>Glazed Door</b> 0.68 x 0.9 x 1.16 x 85.00 64.40(1 - 0.5 x 0.5) = 1.25%
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**Total ADF = 1.57%**

**National Space Standard Calculation:**  
 Existing Insulated Footprint: 33.24m<sup>2</sup>  
 Proposed Mezzanine: 2.9m<sup>2</sup>  
 Storage (Both Eaves @ 50%): 1.62m<sup>2</sup>  
**Total 37.76m<sup>2</sup>**

**PROPOSED WALL INSULATION DETAIL** (NTS)

Wall Insulation Built Up:  
 Existing Stone Wall  
 Timber Batten  
 Space Filled Breathable Insulation SF 1000  
 Timber Batten  
 SFTV Breathable Membrane  
 Plasterboard  
 Total Built up: 65mm  
 U-Value: 0.3 = Limiting Fabric Building Control Compliant

**PROPOSED GROUND FLOOR LAYOUT** (1:50)

Mezzanine over:  
 - Zone of wall insulation (85mm)  
 - Area between 0.9m & 1.5m (@ 50%) = 0.83m<sup>2</sup> (0.8x1.1)  
 - Area above 1.5m & 2.9m<sup>2</sup>  
 - Area between 0.9m & 1.5m (@ 50%) = 0.8m<sup>2</sup> (0.8x1.1)  
 - Area below 900mm not included  
 - Existing beam  
 - Proposed staircase  
 - GR  
 - 27.46m<sup>2</sup> floor area at 2500mm ceiling height = 75.96%

**PROPOSED SECTION A-A** (1:50)

**Glazed Door - Kitchen**  
 0.68 x 0.9 x 1.16 x 85.00  
 16.50(1 - 0.5 x 0.5)  
 = 4.8% ADF

**Window - Bedroom**  
 0.68 x 0.9 x 0.3 x 85.00  
 17.25(1 - 0.5 x 0.5)  
 = 1.21% ADF

**PROPOSED NORTH ELEVATION** (1:50)

**PROPOSED WEST ELEVATION** (1:50)

**PROPOSED SOUTH ELEVATION** (1:50)

**PROPOSED EAST ELEVATION** (1:50)

Triangular swallow nesting box measuring 700mm wide x 400mm deep & 500mm high. Bottom entry to be left half open alongside the building face with the outside face being provided a 200mm ledge for nesting. A nest cup will be installed on this ledge to aid nesting where supplies of mud are limited.

600mm x 200mm access aperture with weathering head & sill

Conservation Rooflights  
 Stonefield Slate  
 Ashlar Dressings  
 Cotswold Stone

Triangular swallow nesting box measuring 700mm wide x 400mm deep & 500mm high. Bottom entry to be left half open alongside the building face with the outside face being provided a 200mm ledge for nesting. A nest cup will be installed on this ledge to aid nesting where supplies of mud are limited.

Halfa straps bedded into mortar joints  
 Local rebuilding/roofig in at South gable

Stonefield Slate  
 Ashlar Dressings  
 Plastered timber joinery  
 Cotswold Stone

**mm<sup>3</sup> design**  
 Clary Farm, Heddington, Buckinghamshire, MK18 4BX.  
 Tel: 01280 848 140  
 E: studio@mm3-design.co.uk

11.12.19 Swallow Nest added  
 07.02.20 Structural repairs indicated to South gable  
 22.02.20 Updated to Planning Committee Comment  
 04.02.20 Updated to Planning Committee Comment  
 25.02.20 Updated to Planning Officers Comment

Naunton Inn Barn, Naunton, Cheltenham. GL54 3AJ  
**Proposed Layout/Elevations**

15.03.19	AL/10/002	J
1:50	@A2	KR



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