

Peter Clarke



Railway Barn, Longdon Road, Darlingscott, CV36 4PW

- NO CHAIN
- Barn conversion opportunity
- Idyllic rural setting with far reaching views
- Planning permission already granted
- Additional LAND available by separate negotiation
- Potential for equestrian usage STPP
- Ideal for exclusive holiday letting
- In 2021 the roof was replaced, floor laid and double doors replaced

Offers Over £275,000

NO CHAIN. Nestled in the picturesque South Warwickshire countryside, this Grade II listed barn presents a unique opportunity for those seeking a tranquil retreat or potential holiday let investment. With full planning permission and listed building consent also already granted for a two bedroom barn conversion this is a rare and exciting opportunity. The surrounding countryside provides a serene backdrop, with far reaching views from all sides. Additional LAND is available by separate negotiation, which could further enhance your investment.

PLANNING

Planning permission has been granted by Stratford District Council 24/02498/FUL for conversion of barn to one dwelling together with all associated works. The proposed plans create a two-bedroom barn conversion arranged over the ground and first floor. Outlined in blue on picture 1 (not to scale). The unconverted internal measurements are approximately 35ft x 15ft. Further plans and consultation documents are available upon request.

ADDITIONAL LAND

Adjoining land is available by separate negotiation. Outlined in red on picture 1 for illustrative purposes (not to scale). The additional land is not limited to just the red line area.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: Services at purchasers connection and cost, easements will be granted. However this should be checked by your solicitor before exchange of contracts.

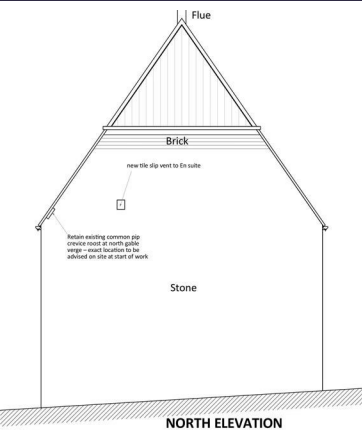
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is not yet assessed.

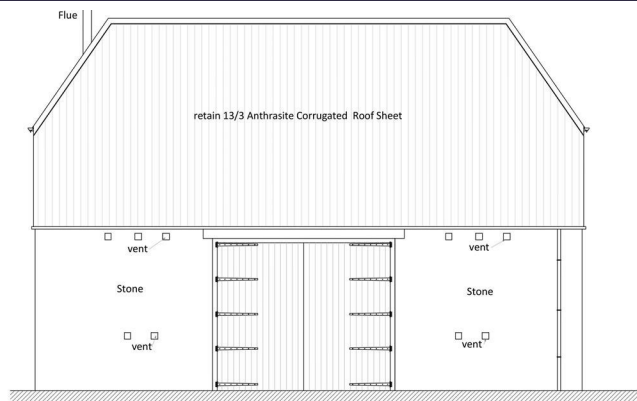
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: NOT REQUIRED.

VIEWING: By Prior Appointment with the selling agent.

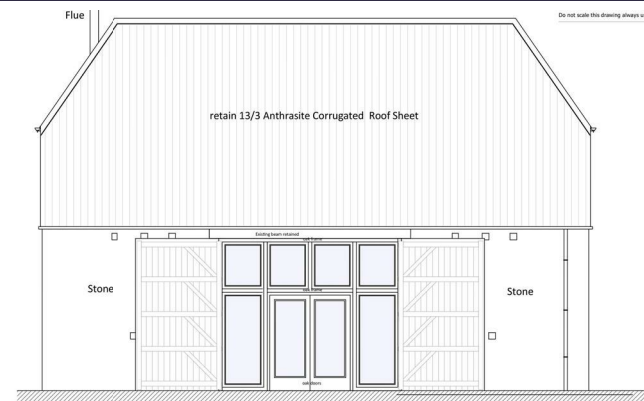




NORTH ELEVATION



EAST ELEVATION (doors closed)

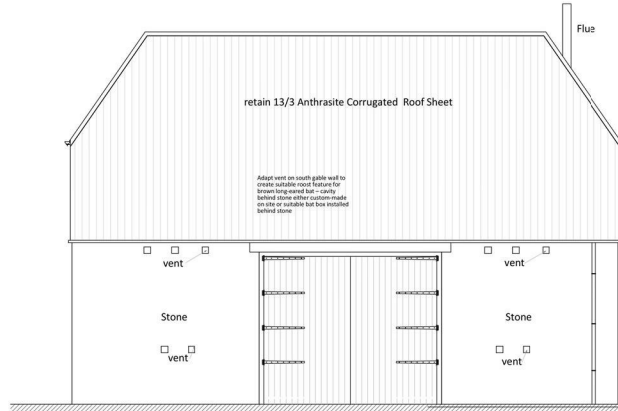


EAST ELEVATION (doors open)

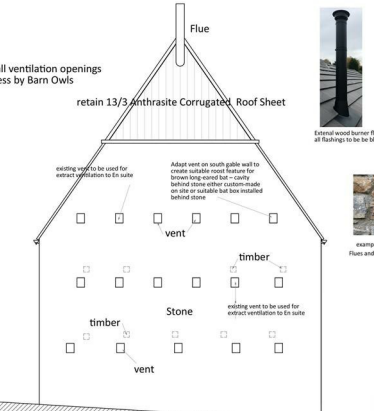
Do not scale this drawing always use dimensions provided in preference



WEST ELEVATION (doors open)



WEST ELEVATION (doors closed)



SOUTH ELEVATION



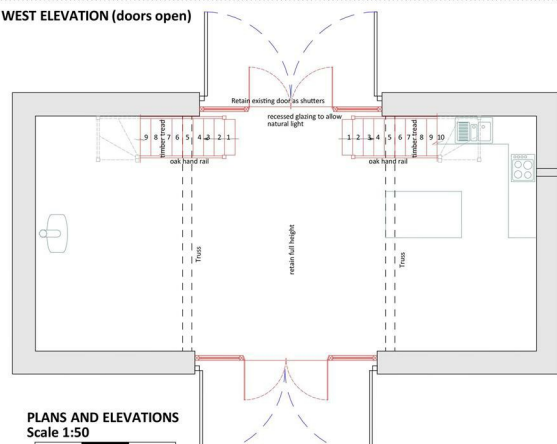
External wood burner flue to be black and all flueings to be black



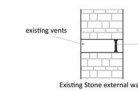
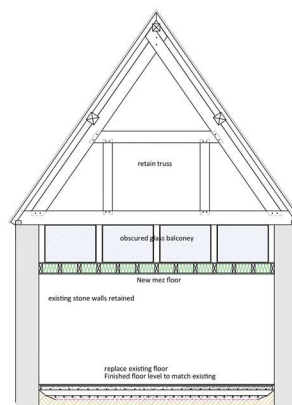
example of wall vent
Flues and vents - External extract fans should be camouflaged by stone tile slip vent flue within the stone external face.



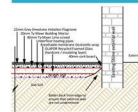
Internal Doors to En Suite x2 - vertical timber boarded to respond to the historic agricultural typology



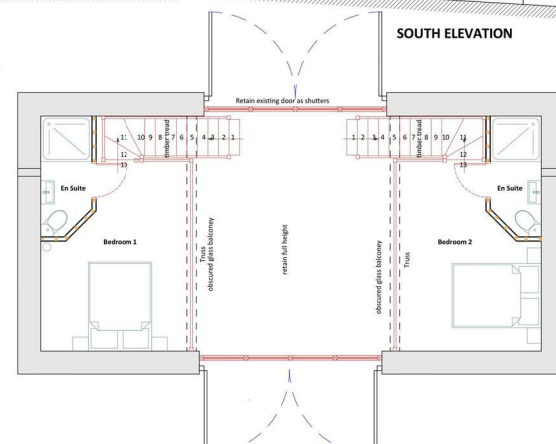
PLANS AND ELEVATIONS
Scale 1:50



existing vents
Existing Stone external wall



provide glazed block in existing vent opening to provide natural light and retain opening.



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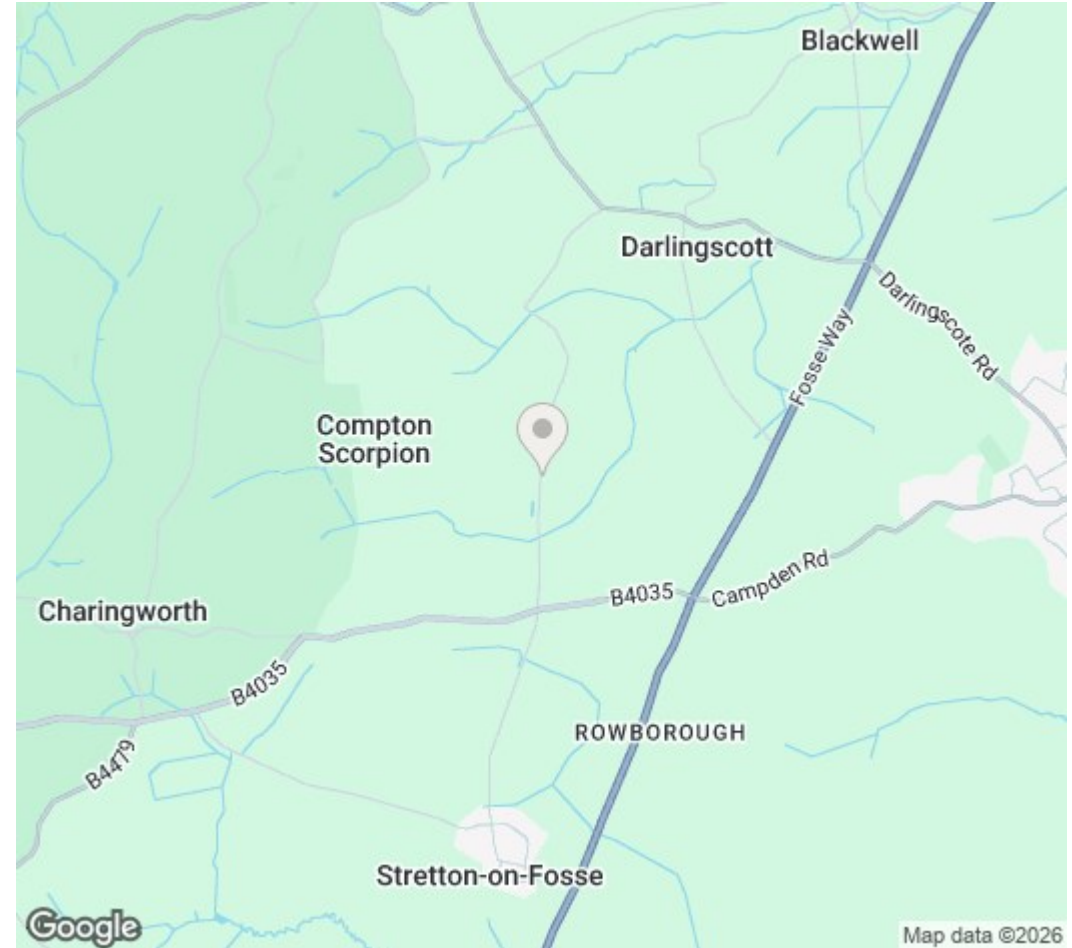
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Miss L Brabyn
The Railway Barn
Longton Manor
Derington
Shropshire, Shropshire
CV23 6FW
Project Title
Conversion of barn to dwelling

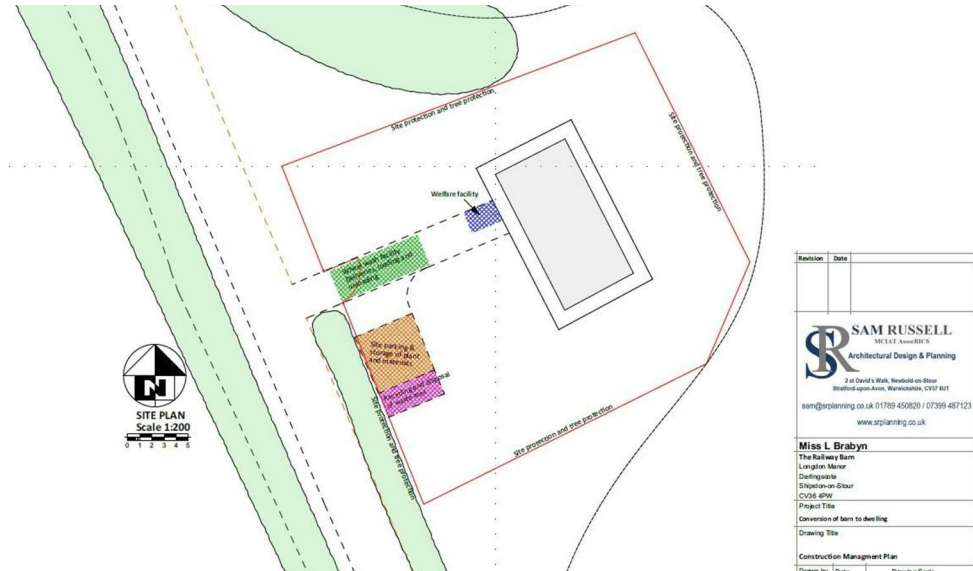
Drawn Title
Proposed Plans and Elevations

Plans
Drawn by Date Drawing Scale
BR 1:50 @ A1

CIAT
Drawing Number Revision



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