



**Nolands Dutch Barn, Warwick, CV35 0RJ**





# Property Description

An Outstanding and Flexible Residential Development Opportunity - Single Dwelling or Pair ?

A superb opportunity to acquire a substantial 0.8-acre plot with full planning permission to construct either two striking semi-detached dwellings in a contemporary Dutch barn style or, following the recent granting of a second planning consent, a single, beautifully proportioned detached, contemporary -Dutch barn style- home of approximately 400m<sup>2</sup> / 4,305 sq ft.

Located in a picturesque countryside setting on the edge of the sought-after village of Oxhill, the site enjoys elevated views across open fields and a peaceful yet well-connected location, with neighbouring villages including Pillerton Priors and Upper Tysoe just a short distance away.

The original planning permission allows for two equally sized homes, ideal for separate ownership or multi-generational living. More significantly, the newly approved planning now gives buyers the immediate option to deliver one superb single dwelling, offering an even more exclusive and flexible design opportunity.

The plot forms part of the emerging Nolands Farm community – a private, tree-lined development of five bespoke luxury homes, with the Dutch barn marking the final property in this boutique countryside scheme.

CGI imagery and red line boundaries are for illustrative purposes only.



Planning Reference - 24/01174/FUL





### Planning Information

Planning Reference - 23/00300/FUL

Proposed: Demolition of the Existing Barns and Construction of Two Residential Dwellings with Associated Works.

Stratford District Council

Permission Granted with Conditions : 24th April 2023

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Planning Reference - 24/01174/FUL

Proposed: Construction of one residential self-build dwelling with associated works

Stratford District Council

Permission Granted with Conditions : 30 July 2024

### Location

Oxhill is a popular village with a public house and parish church. Other facilities are available in the village of Tysoe some two miles away. They include a post office, general store, hairdressers, churches, playgroup, junior school and doctors' surgery. More comprehensive shopping is available in Shipston-on-Stour (five miles) and the village is central to Banbury and Stratford-upon-Avon. The towns of Warwick and Leamington Spa are also easily accessible and the nearest motorway access on the M40 is at Gaydon junction 12 being approximately eight miles away. A full range of state, grammar and public schools are to be found within traveling distance.

### Services

Electricity, water and fibre connection are in within immediate proximity to the plot.

Purchasers are advised to make their own enquiries as regards provision of services.

### Rights Of Way

The property is sold subject to, and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, as mentioned in the land registry.







Planning Reference - 23/00300/FUL









# Floorplans





# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



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