



Banbury Road, Warwick, CV35 0AE

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# Property Description

Kingston Holt Farm Barns are a range of large steel agricultural barns that have recently benefited from a Class Q change of use from agricultural buildings to three larger residential dwellings (C3).

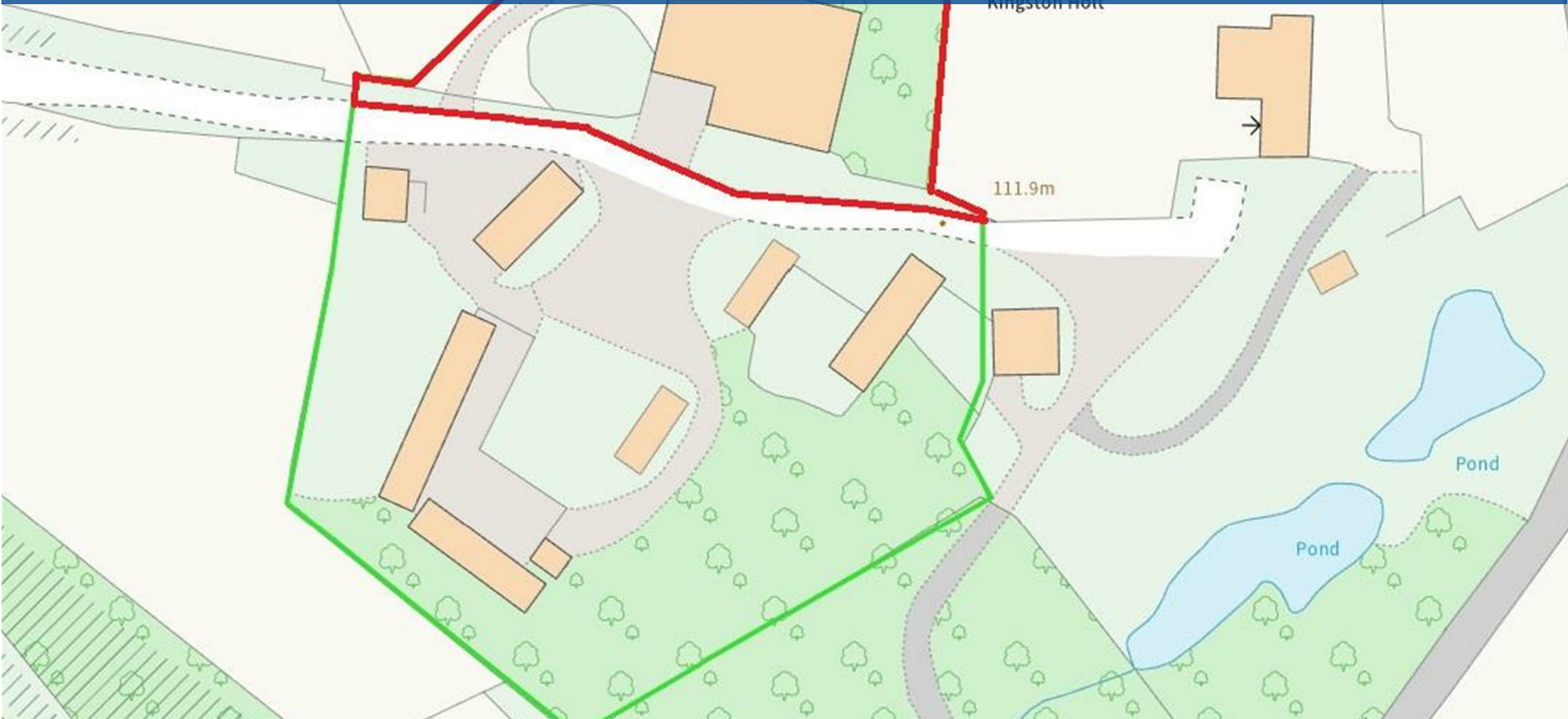
Additional land is available under separate negotiations, specifically the parcel of land adjacent to the steel barns, that extends the total site to 1.86 acres and importantly, includes further barns and outbuildings that can potentially gain further residential footprint (subject to planning).

The expansive steel barns have a total area of 405.99 sqm with a proposed residential floorspace totalling 4,133sqft. Unit 1 has a proposed residential size of 1,313sqft and both Barn 2 & 3 both proposed at 1,410 sqft each.

Viewing are strictly by appointment.

For more information, please call Sheldon Bosley Knight Land & New Homes

\*Proposed boundary lines are for marketing purposes only.





## Planning Permission

Application Number: 24/02115/COUQ

Council: Stratford-On-Avon

Location Address: Kingston Holt Farm Banbury Road Lighthorne Warwick CV35 0AE

Proposal: Prior Approval application for the change of use of an agricultural building into 3 larger residential dwellings (C3) and associated operational development under Class Q parts (a) and (b) of the General Permitted Development Order (GPDO) at Kingston Holt Farm.

Status: Change of Use PA Grant

Application Type: Change of Use Agr Build to Dwelling

Date Decision Issued: 16/10/2024

## Location

Lighthorne is a picturesque Warwickshire village known for its quaint rural charm, strong sense of community, and scenic countryside surroundings. Despite its peaceful village feel, Lighthorne benefits from excellent connectivity and proximity to major employment hubs, making it an attractive location for both families and professionals.

One of its key advantages is its close proximity to Jaguar Land Rover's (JLR) Global Headquarters at Gaydon and Aston Martin's Headquarters, both of which are just a few minutes' drive away. These world-renowned automotive centres bring significant investment and employment to the region, attracting a highly skilled workforce seeking quality housing in desirable locations like Lighthorne.

Situated just off the M40 (Junction 12), the village also offers convenient access to Warwick, Leamington Spa, Stratford-upon-Avon, and Birmingham, making it a well-connected yet idyllic place to live. With a blend of heritage, accessibility, and employment opportunities, Lighthorne is a sought-after location for those looking to enjoy countryside living without compromising on connectivity.

## Services

We are led to believe by the sellers that all services connections are in close proximity to the site, including mains drainage. Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability, or otherwise, of services.

## Method Of Sale

The land is offered for sale by 'Private Treaty' as a whole, with additional land available by separate negotiations.

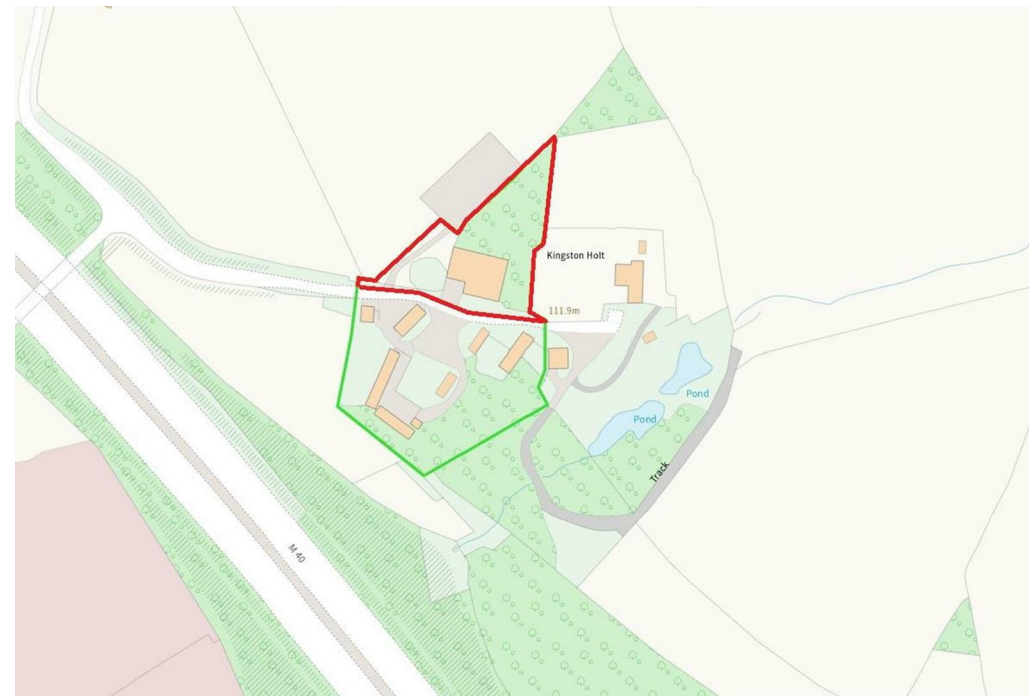
## Wayleaves, Easements and Rights of Way

The land is sold subject to and with the benefit of all rights and any other wayleaves or easements.

The vendor is not aware of any rights, however it is for the purchaser to satisfy their enquiries of the routes thereof.

**Offers Over  
£450,000**









Tenure - Freehold





We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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