



Kineton Road, Warwick, CV35 0HB

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

A rare opportunity to acquire a prime parcel of development land in the heart of the picturesque village of Gaydon, South Warwickshire — with full planning permission granted for a beautifully designed detached family home of approximately 2,475 sq ft (not including loft floor).

Set within this highly desirable and historic village, the proposed property has been thoughtfully designed to complement the surrounding architecture, featuring classic proportions and charming period details — including a striking thatched roof, perfectly in keeping with the village aesthetic. (Alternative roof materials may be considered, subject to planning consent.)

The site is sold with foundations already in place, ensuring the planning permission remains extant — offering buyers immediate confidence and a clear path to construction.

This generous and well-positioned plot allows for the creation of a substantial four-bedroom home, ideal for modern family living while embracing the timeless character of Kineton's traditional streetscape.

This is an exceptional prospect for developers, self-builders, or discerning buyers seeking to create a one-of-a-kind home in a thriving village setting.







## Key Features

- Full planning permission for 345sqm detached home, including loft floor
- Sought-after village location with excellent amenities
- Close proximity to Jaguar Land Rover and Aston Martin headquarters
- Superb transport links via M40, rail links direct to London and local towns such as Leamington Spa
- Planning Reference - 24/00091/VARY
- Foundations already in, ensuring the planning permission remains extant
- A design that blends modern comfort with timeless character
- Perfect for discerning buyers, self-build enthusiasts, or developers

**Offers In Excess Of  
£250,000**



## Location

Gaydon

Nestled in the picturesque Warwickshire countryside, the village of Gaydon offers a unique blend of rural charm and world-class innovation. This tranquil yet strategically significant village is home to the global headquarters of two iconic automotive brands: Jaguar Land Rover and Aston Martin. Their presence has transformed Gaydon into a dynamic hub of cutting-edge design, engineering excellence, and high-performance manufacturing, attracting professionals and enthusiasts from around the world.

Gaydon retains the timeless appeal of an English village, with scenic walking routes, historic buildings, and a close-knit community atmosphere. The juxtaposition of serene village life with the energy of global automotive leadership creates a truly distinctive environment—ideal for those seeking a peaceful setting without sacrificing connectivity or opportunity.

Gaydon's excellent transport links and proximity to major towns such as Warwick, Leamington Spa, and Stratford-upon-Avon further enhance its appeal, making it a highly desirable location for both residential and professional investment. Whether you're drawn by the charm of countryside living or the prestige of living alongside automotive giants, Gaydon stands as a compelling place to call home.

## Planning Permission

District Council - Stratford District Council

Planning Reference - 24/00091/VARY

Address - Hillside Kineton Road Gaydon Warwick Warwickshire CV35 0HB

Description - Vary condition two (approved plans) of planning permission 20/02655/VARY (granted 18.11.2020) to add a thatched roof and increase ridge height. Original description of development: construction of one new detached dwelling

Decision - Variation Permitted with Conditions (24th June 2024)

Full foundations are in, thus ensuring the planning permission remains extant.

## 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.

## Services

We have been informed by the sellers that services connections are in close proximity to the plot. The site benefits from main sewerage, three-phase electrics, and water connection near the road. Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability, or otherwise, of services.

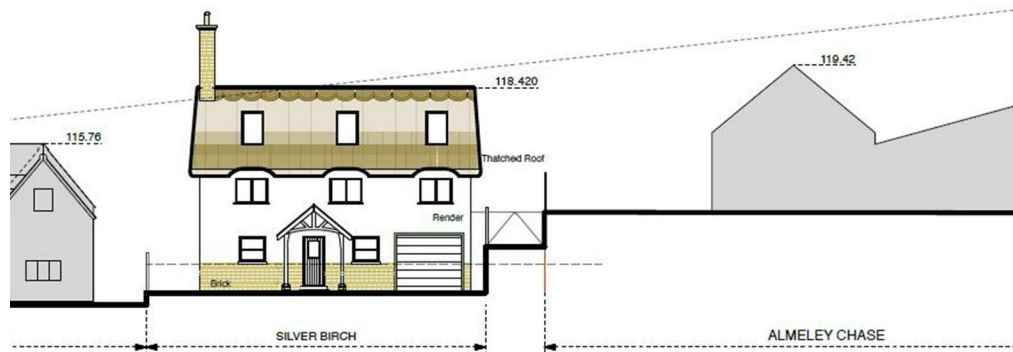
## Tenure

The land is freehold.

## Viewing Arrangements

Viewings are strictly by appointment only.



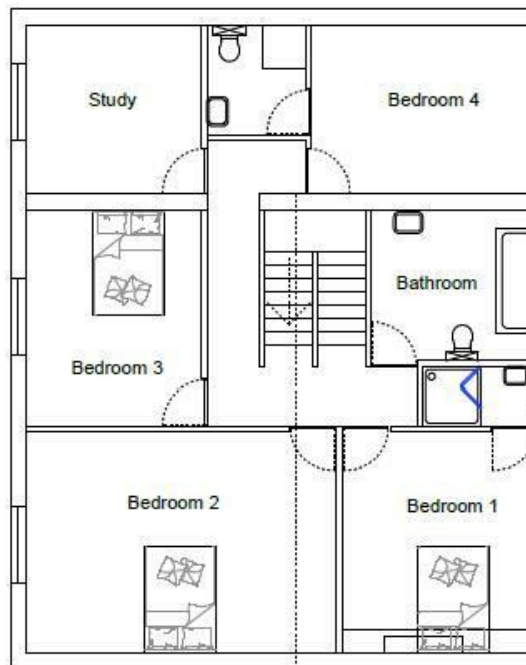




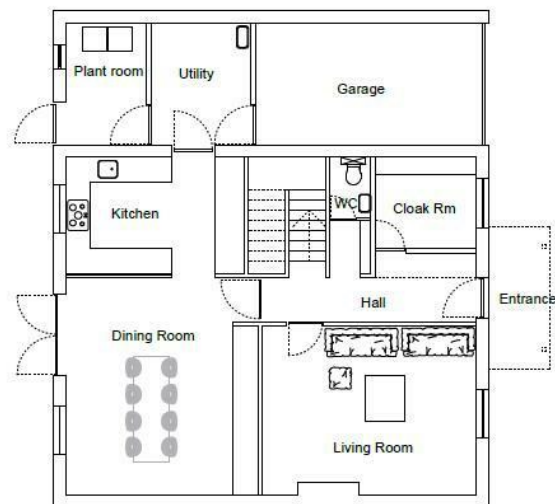




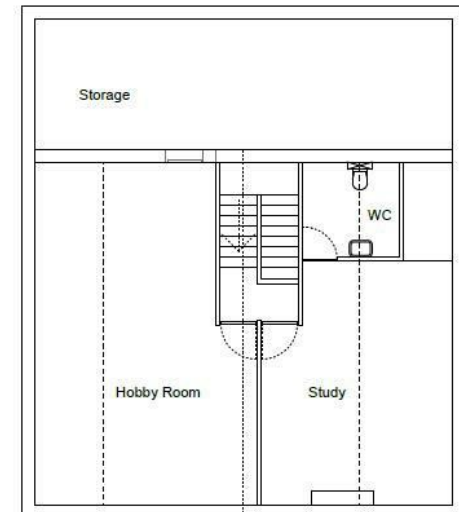
# Floorplan



FIRST FLOOR PLAN



GROUND FLOOR PLAN



LOFT PLAN



# 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)



SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

NEW  
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BLOCK  
MANAGEMENT

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