



FOSSE WAY, LEAMINGTON SPA, CV33 9BB



## Property Description

\*\*\* BARN WITH FULL PLANNING APPROVED \*\*\*

If you are looking for your "Grand Designs" moment with an "Escape to the Country" twist, this is the opportunity for you. Full planning consent has been granted to erect a three bedroomed detached home enjoying unbroken views over open countryside located within a hamlet of converted barns, off the fosse way between Leamington Spa and Long Itchington.

This opportunity is being sold with a generous curtilage around the barn, with the option to purchase a further 1.6 acres (approx.) of adjoining paddock land via separate negotiation.

The approved accommodation is arranged over two floors. On the ground floor there is main entrance hall with W/C. To left there is a kitchen / dining / family area with door through to a utility / boot room. Directly ahead is a bedroom with ensuite. Turning right takes you to a study area leading through to a second large reception room which is full height to the roof line. On the first floor there are two generous bedrooms both with ensuite's. The principle bedroom also features a roof terrace with views out over rolling Warwickshire countryside.

The property is accessed via shared drive and benefits from a generous South facing garden with further gardens wrapped around the property.

The full planning has been granted for a Self-Build/ Custom Build as defined in Section 1 (A1) of the Self-build and Custom Housebuilding Act 2015.





# Key Features

- Barn with full planning consent
- Kitchen / dining / family room
- Further reception room
- Three bedrooms
- Three bathrooms
- Generous curtilage around property
- Open field views
- Additional land available via separate negotiation

**Local Authority** – Warwick

**Council Tax** – Band New Build

**Tenure** – Freehold



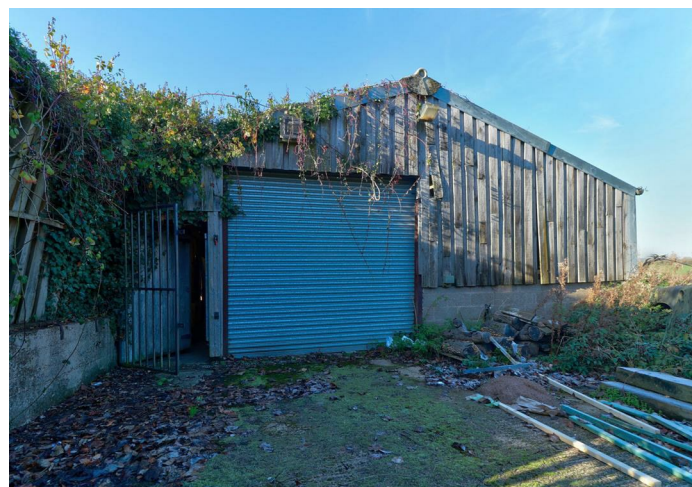
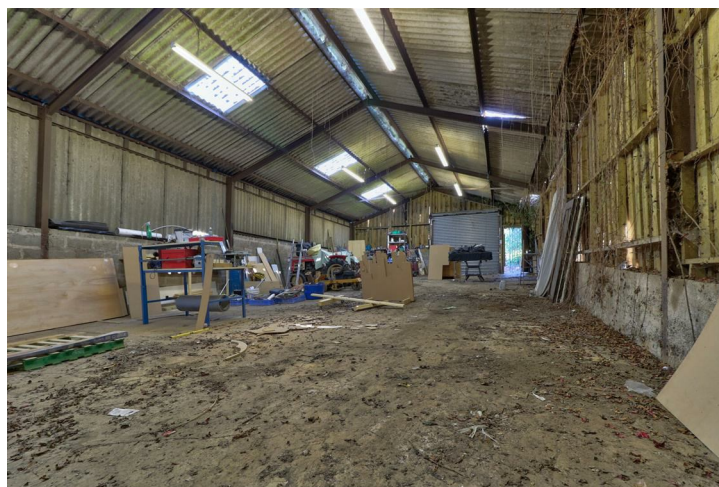
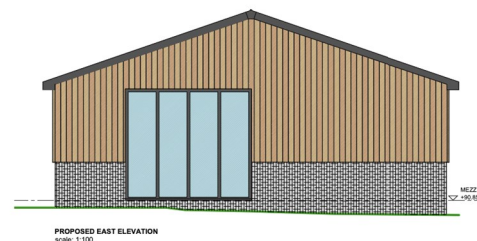
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# Additional Information

## PLANNING

Full planning consent has been granted for - Change of use of barn to dwelling house (Self-build) and associated works at Fosse Farm, Fosse Way, Offchurch, Leamington Spa, CV33 9BB (Application Reference W/25/0454). Interested parties must liaise with Warwick District Council Planning Team over any planning queries.

## VIEWINGS

Viewings should be arranged through Etta James on 01926 898080 and are strictly by appointment for privacy reasons.

## PLANS & ELEVATIONS

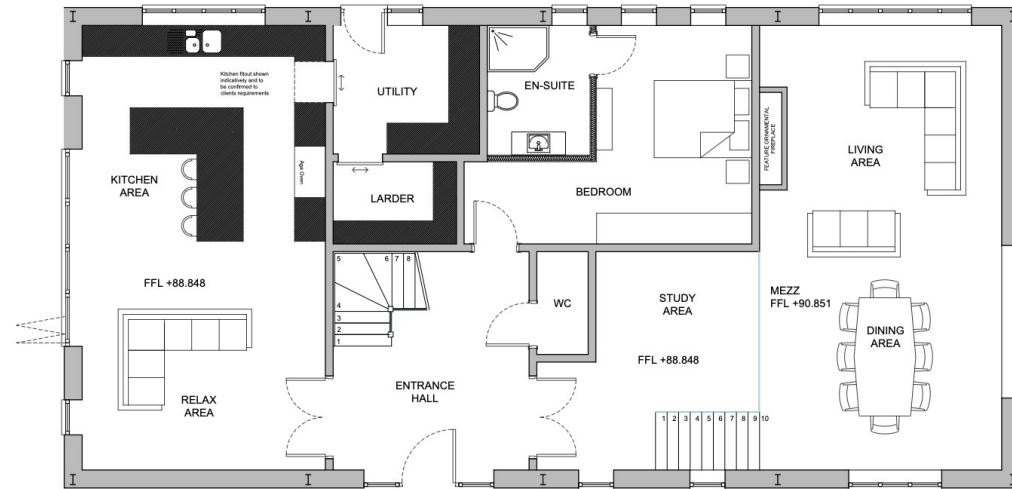
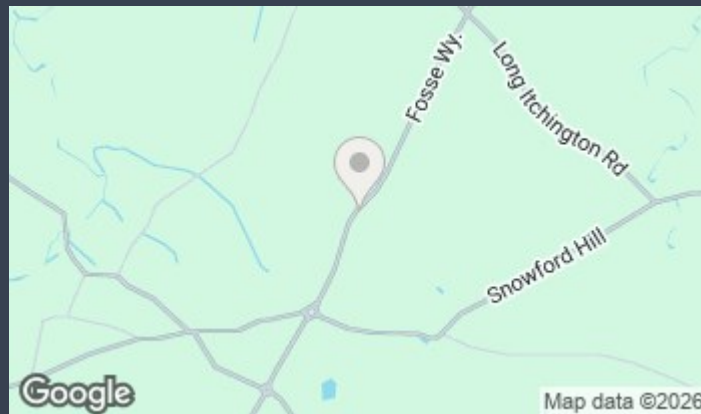
The proposed layout plans and elevations are provided for guidance purposes only, and are not to scale. For full information please visit the planning portal by clicking the link below.

## WAYLEAVES, EASEMENTS, COVENANTS & RIGHTS OF WAY

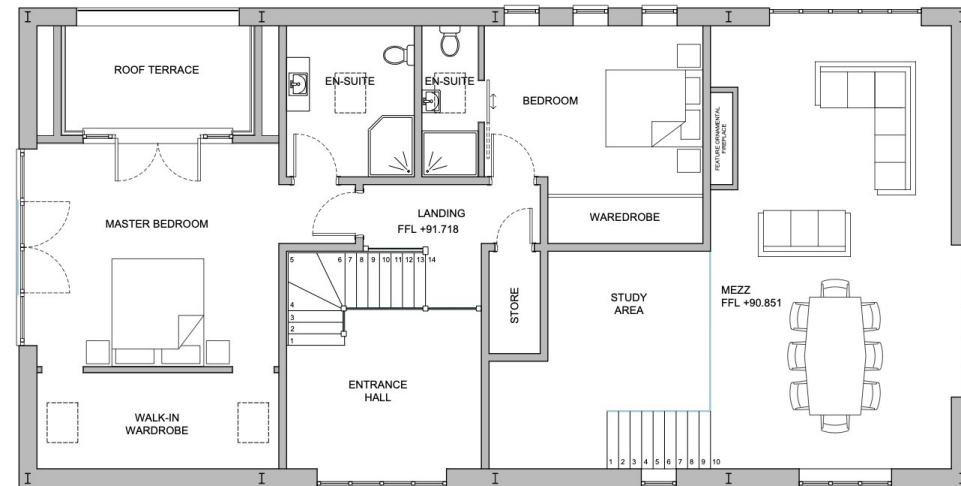
The land is sold subject to and with the benefit of all covenants, rights of way, wayleaves and easements that may exist over the property, whether or not mentioned in these sales particulars.

## ADDITIONAL LAND

There is a further 1.6 acres of land available via separate negotiation, adjoining the land assigned to this barn.



PROPOSED GROUND FLOOR LAYOUT  
scale: 1:100



PROPOSED FIRST FLOOR LAYOUT  
scale: 1:100



To book a viewing please call 01926 898080 or email [welcome@ettajames.co.uk](mailto:welcome@ettajames.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.

