



Kingston Farm, Chesterton, Leamington Spa

Development opportunity.

Full planning consent for 8 dwellings.

The Site

An opportunity to acquire a development site in open countryside, with full planning consent for extension of a detached cottage, conversion of two detached traditional barns and conversion of a farm building to 5 further dwellings and demolition of an existing grain store. Paddock land and woodland.

In all about 7 acres

Accessed by an estate road and surrounded by traditional farmland, yet readily accessible to surrounding towns, the site is a wonderful development opportunity.

Footpaths give access to surrounding countryside, and some dwellings can have adjoining paddock land.

Distances

Leamington Spa 6.9 miles (Trains to London Marylebone from 70 mins)

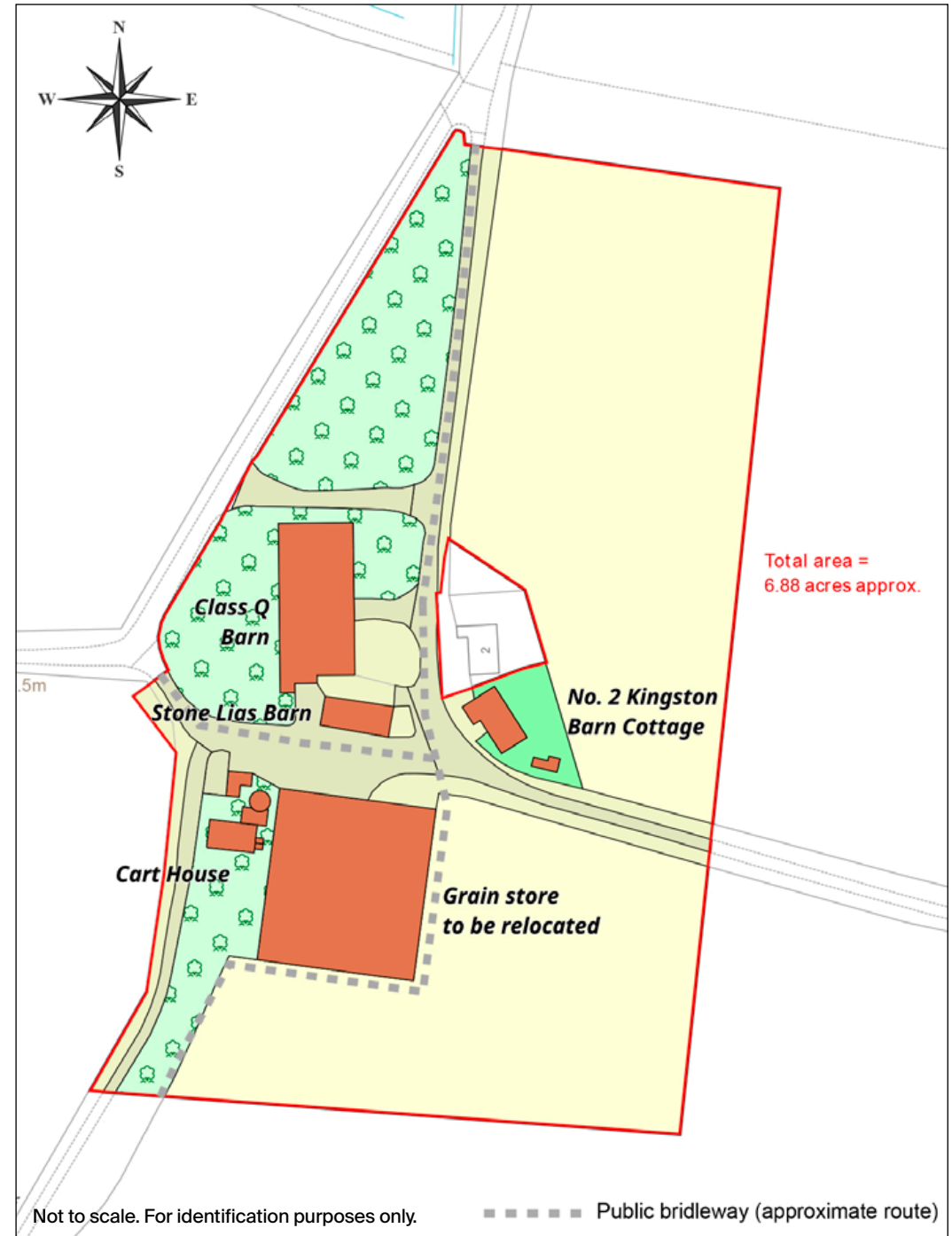
Warwick 7.9 miles

Stratford-upon-Avon 15 miles

Birmingham International Airport 28 miles

M40 (J12 & J13) 4 miles

(All distances and times are approximate)



Not to scale. For identification purposes only.

Public bridleway (approximate route)



Planning

Application Numbers:	Date
23/01230/COUQ	Granted 27 June 2023
23/02069/FUL	Granted 16 November 2023
23/01733/FUL	Granted 17 January 2024
23/01732/FUL	Granted 17 January 2024
23/01751/FUL	Granted 3 November 2023

Local Authority

Stratford-on-Avon District Council

General Constraints

The site is accessed from Plough Lane by a right of way over the estate road, which is also used by Chesterton estate vehicles. The development will be responsible for repairing damage caused during construction and for a share in the cost of maintaining the shared access.

The developer will be required to remove the existing grain store on the site and reinstate the site in line with the planning conditions (23/01751/FUL Pt.3;23/01732/FUL Pt.4&5;23/01733/FUL pt 4&5).

A bridle path passes through the site on the access road and around the grain store.

Kingston Farm Accommodation Schedule

1.	Cottage with extension	1,789 sq ft	166.3 sq m
2.	Stone Lias Barn conversion	2,178 sq ft	202.4 sq m
3.	Cart House conversion	1,606 sq ft	149.3 sq m
4.	Unit 1 - 3 bed conversion	1,113 sq ft	103.4 sq m
5.	Unit 2 - 3 bed conversion	1,125 sq ft	104.6 sq m
6.	Unit 3 - 4 bed conversion	1,657 sq ft	154 sq m
7.	Unit 4 - detached - 4 bed conversion	1,668 sq ft	155 sq m
8.	Unit 5 - detached - 4 bed conversion	1,617 sq ft	150.3 sq m
Total		12,753 sq ft	1,185.3 sq m



Connectivity and Transport

Leamington Spa 6.9 miles (Trains to London Marylebone from 70 mins), Warwick 7.9 miles Stratford-upon-Avon 15 miles, Birmingham International Airport 28 miles, M40 (J12 & J13) 4 miles (All distances and times are approximate)

Kingston Farm is situated a few miles south of Leamington Spa amongst the wonderful rolling Warwickshire countryside. The land sits just outside the small village of Chesterton and is also in close proximity to Bishop's Itchington and Harbury. There is good access to the motorway network including the M40, M45, M1 and the M6 which allows access to much of the country within 2 hours driving time. Major cities and towns including Northampton, Oxford and Milton Keynes are all easily accessible.

The property is well placed for a wide range of state, private and grammar schools including Warwick Prep and Public Schools and Kings High School for Girls in Warwick, Kingsley School for Girls and Arnold Lodge School in Leamington Spa, Bilton Grange Prep School, Princethorpe and public schools in Rugby, grammar schools in Stratford upon Avon and Rugby and The Croft Prep School near Stratford upon Avon

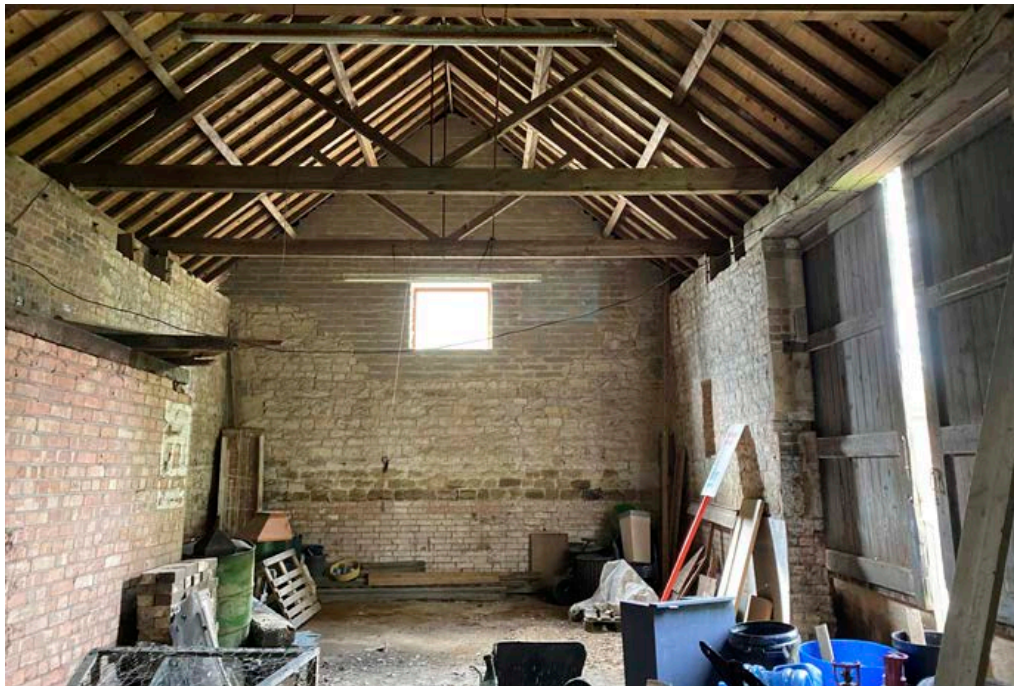




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Computer Generated Image





Property Information

Tenure: The site is offered on a freehold basis, with vacant possession.

Vendors Reserved Rights: The vendors will reserve rights for services and rights of way through the property for the benefit of adjoining property and land.

Data Room: Further information is available in a dedicated data room. Please email Rebecca.Sheppard@knightfrank.com to request access.

Services: It is understood that mains water and electricity are available to the site, which will require a private sewerage treatment plant. It is the responsibility of the purchaser to ensure that services are available and adequate.

Postcode: CV33 9LH

What3words: ///slurred.thickens.appeal

Viewing: Please contact James Way to arrange a viewing.

- Unconditional offers sought. As a minimum prospective purchasers are requested to provide the following within their offer.
- Purchase price
- Timescales
- Funding arrangements
- Any survey reports required prior to exchange
- Undertaking to cover Vendors reasonable legal costs

Offers are to be submitted with any supporting information to **James Way FRICS** – james.way@knightfrank.com



Stratford-upon-Avon

Bridgeway House,

Bridgeway, Stratford-upon-Avon

CV37 6YX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

James Way

01789 297735

james.way@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May2024. Photographs and videos dated March 2024.

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Date: 20 June 2024
Our reference: STR012403199

Kingston Farm, Chesterton, Leamington Spa, CV33 9LH

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,700,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at [knightfrank.co.uk](https://www.knightfrank.co.uk). You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

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