# RESIDENTIAL DEVELOPMENT OPPORTUNITY (STP)

## Traditional Farm Buildings at The Green, Great Wolford, Shipston-on-Stour, CV36 5NQ

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**FOR SALE BY INFORMAL TENDER**

brutonknowles.co.uk

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### OVERVIEW

Bruton Knowles is delighted to bring to the market the historic farm yard in the village of Great Wolford, on the edge of the Cotswolds.

With a range of period farm buildings and a central village location, it offers a exceptional opportunity to create a bespoke, high quality residential development scheme, subject to gaining the necessary planning consents.

### LOCATION

The farmyard is located within the heart of Great Wolford village, a small rural settlement only 3 miles to the north east of the vibrant market town of Moreton-in-Marsh, with its mainline railway station and range of facilities including two large supermarkets, hospital, doctors surgery, shops, restaurants, pubs and a weekly market. More comprehensive facilities can be found at Stratford-upon-Avon, Oxford and Cheltenham.

Great Wolford is conveniently located with the A429 providing links to Stratford-upon-Avon and Warwick to the north, Stow-on-the-Wold and Cirencester to the south. The A44 connects the site to Oxford to the south-east and Evesham to north-east. Mainline railway services are available from Moreton-in Marsh railway station, with regular trains to Oxford and London Paddington. The popular Daylesford Organic Shop is approximately 8 miles away.

- Moreton-in-Marsh – 3.0 miles
- Shipston-on-Stour – 4.5 miles
- Stratford-upon-Avon – 15.5 miles
- Evesham – 18.5 miles
- Oxford – 28.0 miles

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### DESCRIPTION

Extending to approximately 0.33 acres, the farmyard comprises three period, Cotswold stone, agricultural buildings and two steel framed dutch barns. It was formerly part of the Batsford Estate, and includes architectural detailing that reflects its heritage origins. The site fronts onto two roads, The Green to the north and the main village road (unamed) to the west. Access is via a vehicular gate onto The Green.

An additional area of land extending to approximately 0.2 acres, shaded yellow on the enclosed plans, is available by separate negotiation.

The vendor is to retain the remainder of site which is shaded blue on enclosed plans.

### EXISTING FARM BUILDINGS:

***The Barn:***

The traditional threshing barn extending to a ground floor area of **approximately 1,580 sq ft**, positioned adjacent to the road, incorporating an attached cart hovel. Character features include arrow slit windows and full height opposing wagon doors. The building offers potential for conversion to a principle residence, with some scope for first floor accommodation.

***Milking Parlour, Meal House and Calf Pens:***

A substantial, linear building extending to a ground floor area of **approximately 2,789 sq ft**, split into three sections, comprising the milking parlour, meal house and calf pens. Additional floorspace is located on the first floor, which has not been included within the floorplan measurements. The building backs onto The Green, with each section benefitting from independent pedestrian access off The Green the rear of the property. The building offers potential for conversion in to a single or multiple residences.

***Nag Stable***

The detached Nag Stable is located adjacent to the Calf Pens and extends to a ground floor area of **approximately 305 sqft**, offering potential scope for ancillary use or standalone conversion.



Milking Parlour, Meal House and Calf Pens

***Steel Portal Frame Barns***

Located centrally within the site are two steel portal framed buildings, in poor repair, but which may offer scope for replacement with standalone dwellings or ancillary accommodation.

### PLANNING

It is estimated that the site has scope for residential conversion/development, subject to securing the necessary planning consents.

The site falls within the administrative area of Stratford-on-Avon District Council. Planning policy is covered by the Stratford-on-Avon District Core Strategy 2011-2031 which was adopted in July 2016. Stratford-on-Avon and Warwick District Council are currently working together to produce a new Local Plan for South Warwickshire.

The site is not located within the Green Belt nor National Landscape Areas/AONB. However, it is located within the village's Conservation Area and close to the GII Listed Church of St. Michael.



Nag Stable

## SERVICES & DRAINAGE

The site benefits from mains electricity connection, to include three phase supply and mains water connection from 'The Green'. We understand that mains sewerage is available within the village. The existing surface water drain located centrally within the yard currently drains into retained Parsonage Farm, and diversion of this at the point of development works is to be a condition of the sale.

Please note we have not carried out any tests in this regard and recommend purchasers undertake their own investigations.

## METHOD OF SALE

The site is for sale by way Private Treaty**.** Offers are to be submitted in accordance with the financial proposal form (available in the data room).

## LEGAL

Each party is to bear its own legal costs incurred in the transaction. The property is offered Freehold with vacant possession.

## VIEWING & FURTHER INFORMATION

A Data Room has been prepared that provides further information, to include floorplans, topographical surveys and photographs. For access please email lauren.gaunt@brutonknowles.co.uk

Viewings and consultant inspections are strictly by appointment only.

To arrange a viewing, please contact Lauren Gaunt by email: lauren.gaunt@brutonknowles.co.uk or on 07500 064202.

**SUBJECT TO CONTRACT**

**MAY 2026**








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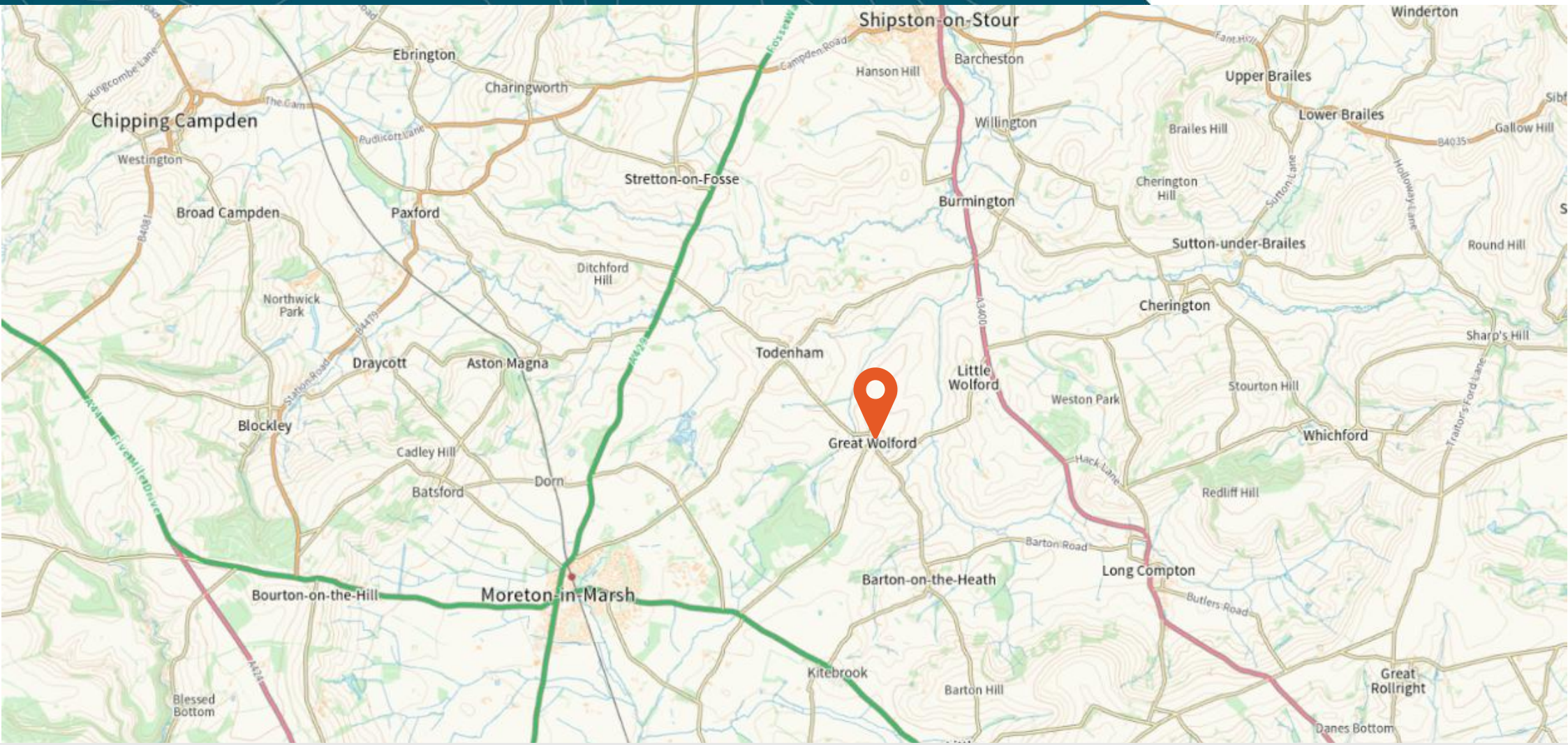
Plan is for illustrative purposes only

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**Regulatory** Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

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