



A range of traditional agricultural barns with planning consent

**Wood Bevington Farm Barns, Wood Bevington, Alcester, Warwickshire, B49 5LX**

Freehold

**savills**



Three period red brick barns in courtyard setting

- GIA 7,995 sq. ft

#### **Distances**

Alcester 4 miles, Evesham 7 miles, Stratford-upon-Avon 10 miles, Redditch 11 miles, Worcester 17 miles, Birmingham 25 miles, Evesham Rail Station 7 miles (trains to London Paddington from 104 minutes) (all distances and times are approximate).

#### **Situation and Communications**

Wood Bevington is a secluded hamlet forming part of the ancient parish of Salford Priors, just to the south west of Alcester. It is surrounded by farmland, and currently forms part of the splendid Ragley Estate. Situated midway between Stratford-upon-Avon and Worcester, the property is also ideally placed for access to major road networks, being approximately 10 miles from the M5 and 15 miles from the M422. Alcester, Evesham and Stratford-upon-Avon offer convenient day-to-day shopping facilities. There is also a farm shop nearby which sells fresh local produce.

#### **The Barns**

The barns lie within the curtilage of the Grade II\* Wood Bevington Manor on the north-west corner of the boundary and have the benefit of approved planning permission for conversion into a range of residential homes. It is believed that the barns date back to 1821 when Wood Bevington Manor was remodelled. The three barns extend to 7,995 sq. ft.

Also available by separate negotiation with a guide price of £350,000 is a steel framed Dutch barn set within approximately 1.5 acres of land. Q-Class approval comprising 2 two-storey barn conversions with parking and gardens has been obtained reference 19/02518/COUQ.

#### **General Information**

##### **Planning**

Planning consent has been granted for 'conversion of agricultural buildings into three dwellings with all associated works'. Full details can be found on the Stratford-on-Avon District Planning portal ([www.stratford.gov.uk/eplanning](http://www.stratford.gov.uk/eplanning)) using planning reference number 18/01808/FUL and 18/01809/LBC dated 19/10/2018.

##### **Local Authority**

Stratford on Avon District Council, t: 01789 267575.

##### **Services**

There are no mains services currently connected to the barn so the buyer will have to arrange for these to be connected. Mains water and electricity are available within Wood Bevington but there is no mains gas.

##### **Tenure**

Freehold.







### **Town and Country Planning**

The property lies within the area administered by Stratford-upon-Avon District Council to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

### **Wayleaves, Easements and Rights of Way**

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

### **Directions B49 5LX**

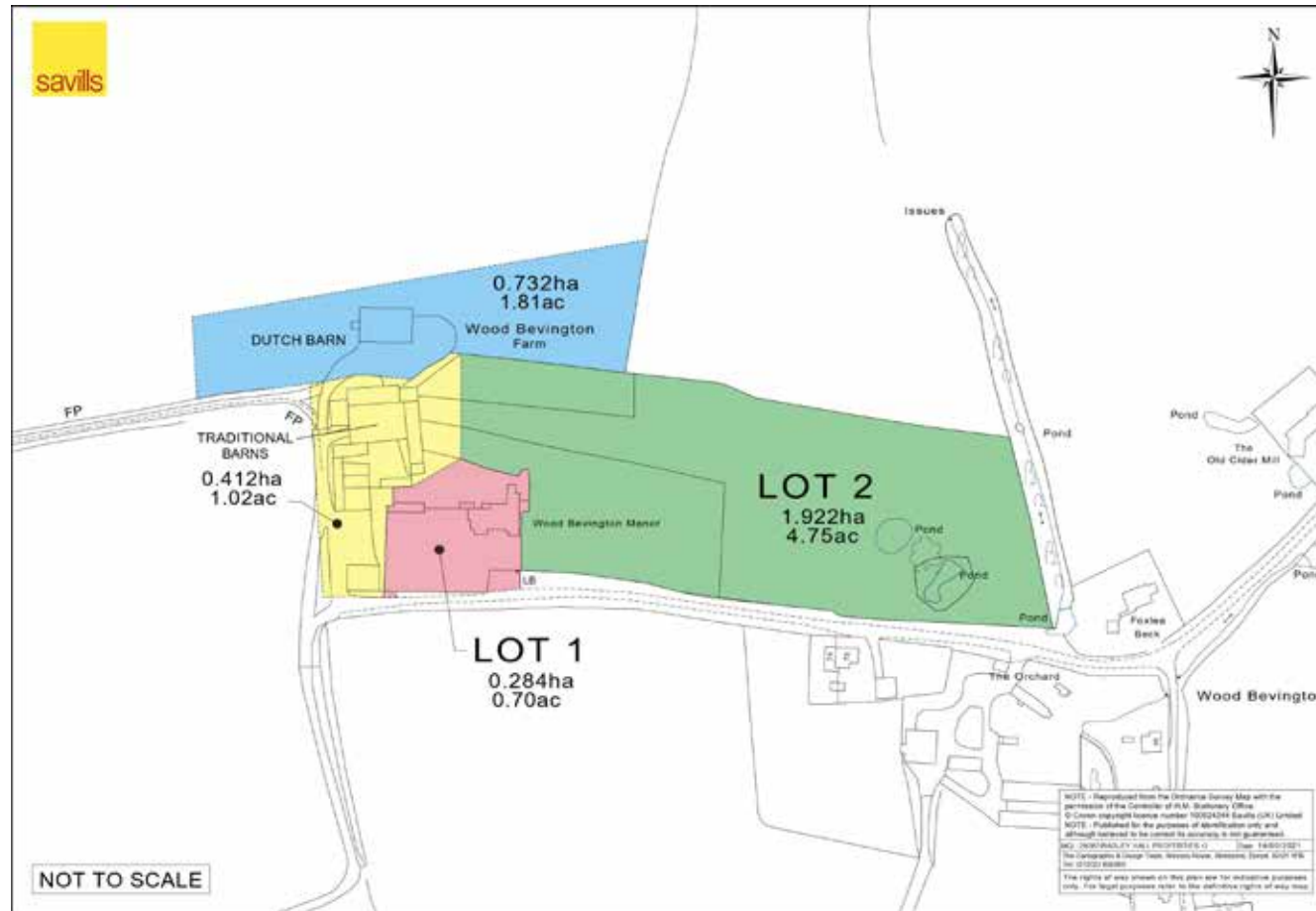
From Stratford-upon-Avon follow the Evesham Road (B439) out of Stratford-upon-Avon. Turn right onto the Wixford Road and follow the road and then turn right onto the B4088. Take the third left and follow the road for about 900 metres where the barns will be found on the right hand side

### **Viewing**

Strictly by prior accompanied appointment with Savills.

### **Date of Information**

Particulars prepared: April 2021. Photographs taken: April 2021.



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