



PILLERTON PRIORS

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PROPERTY · SALES · LETTINGS · MANAGEMENT

PLOTS 1 & 2
BANBURY ROAD
PILLERTON PRIORS
WARWICKSHIRE
CV35 0PQ

6 miles to Stratford-upon-Avon. 11 miles to Banbury. 13 miles to Warwick and Leamington Spa. 5 miles to Shipston on Stour. 7 miles to Junction 12 of the M40 motorway at Gaydon

OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS, FOR THE ERECTION OF A SELF-BUILD / CUSTOM BUILD DWELLING, STANDING IN APPROXIMATELY ¼ ACRE

- Planning Application Numbers:
 PLOT 1- 24/02763/OUT
 PLOT 2- 24/02762/OUT
- Outline application with all matters reserved except for access, for the erection of two self-build/custom build dwellings, formation of vehicular accesses from A422 Banbury Road, and all associated works
- Date of Decision 19 December 2024
- Approximately 0.25 acre per plot.
- Available to purchase separately or together.

VIEWING STRICTLY BY APPOINTMENT
01926 640 498
sales@colebrookseccombes.co.uk



Pillerton Priors is a small South Warwickshire village on the A422 between Stratford-upon-Avon and Banbury. Shopping amenities are available in Ettington, Kineton, Shipston-on-Stour and Stratford-upon-Avon. There is a Primary School in neighbouring Ettington and senior schools in Shipston on Stour, Kineton and Stratford-upon-Avon. There is a Parish Church in the adjoining nearby village of Pillerton Hersey and Public Houses in nearby Ettington and Oxhill.

Within Pillerton Priors there is a Petrol Station with small shop plus a Village Hall. The attractive surrounding countryside, offers a wide range of outdoor pursuits and activities including riding, walking and cycling. The mainline railway from Banbury takes just over one hour into London.

Description Planning permission has been granted for the erection of two properties fronting to the A422 Banbury Road and backing onto farmland.

The site forms part of the neighbouring Cadbold Farmhouse and follows the building line of the neighbouring Findons Field development completed in circa 2019/20.

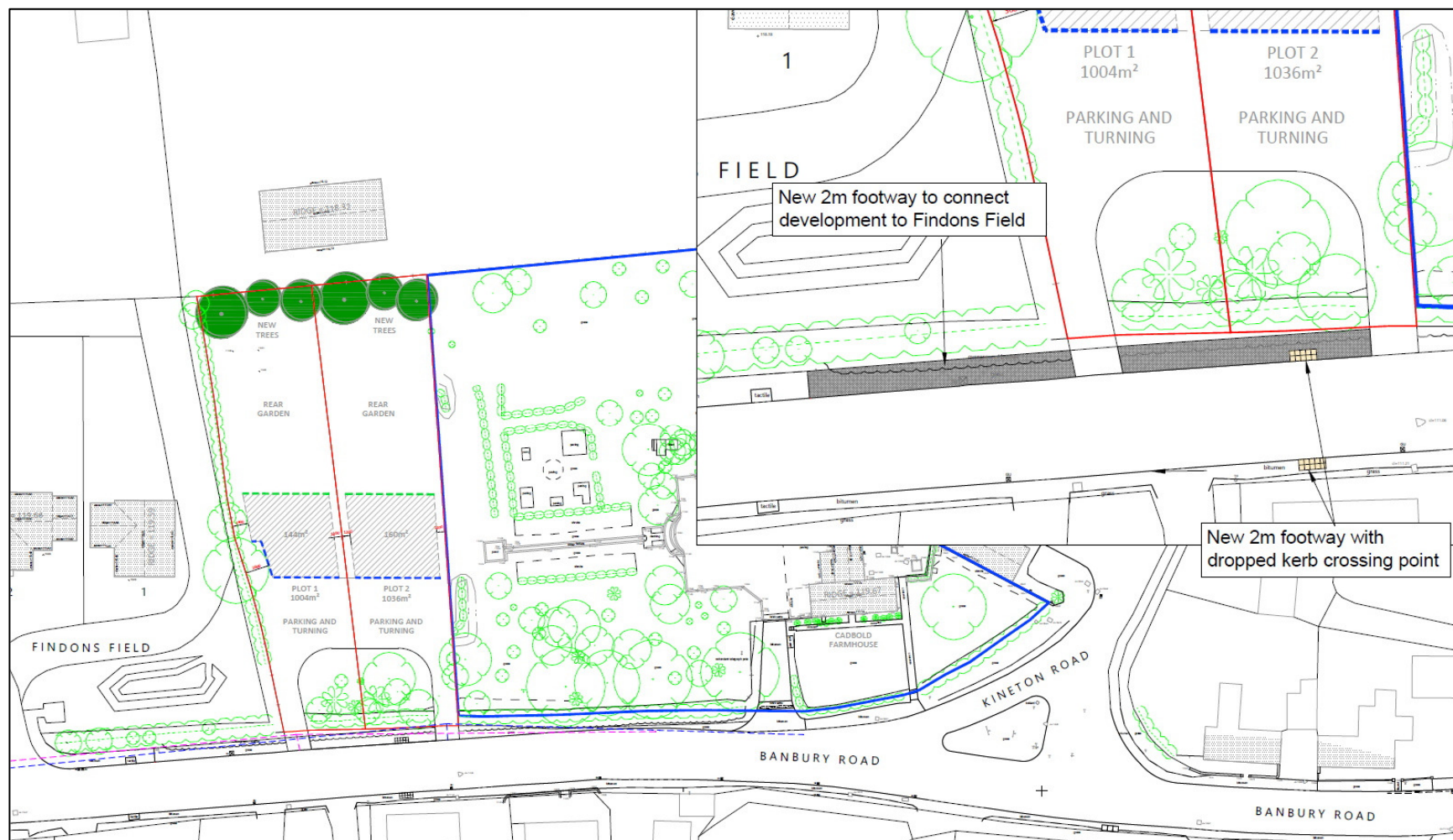
Each outline planning permission provides an ideal opportunity to design and build a bespoke individual home standing in approximately 1/4 acre of grounds, subject to full planning permission.

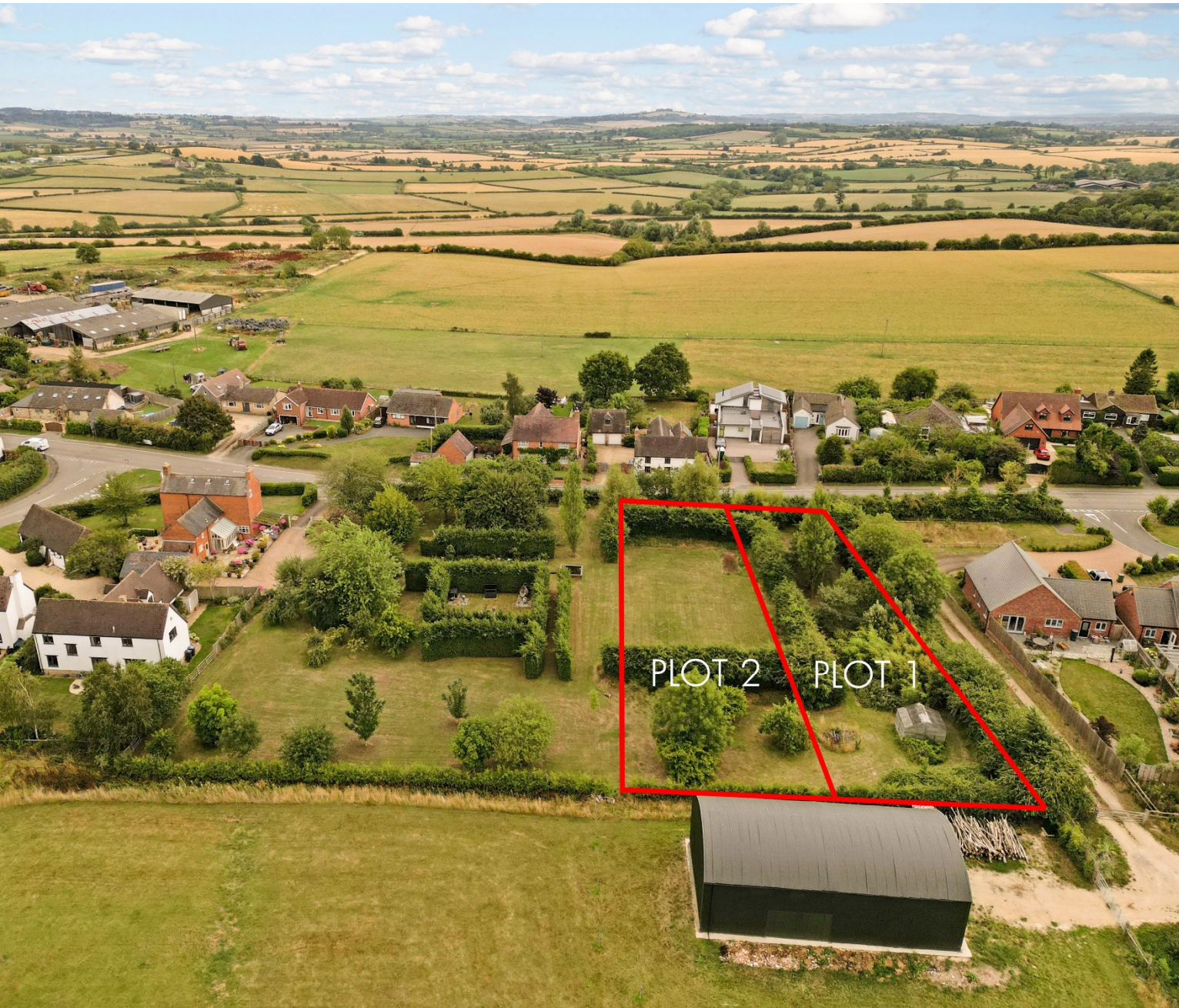
Interested parties must research and consult their own representatives in relation to the planning conditions, the Self-Build and Custom Housebuilding (Register) Regulations 2016, details of which may be obtained from the Stratford-upon-Avon District Council website and planning portal, using the relevant reference numbers as detailed below:

Plot 1: 24/02763/OUT

Plot 2: 24/02762/OUT

Site visits are available, subject to arrangement with the agents and land owners permission.





GENERAL INFORMATION

Tenure

Freehold with Vacant Possession. Copies of the planning permission and all associated conditions and reasons are available upon request.

Services

Mains water, drainage and electricity are understood to be available in Banbury Road.

Council Tax

Payable to Stratford District Council.

Properties to be assessed

Energy Performance Certificate

Not applicable

Planning Permission

Planning Application numbers: 24/02763/OUT & 24/02762/OUT

Directions

CV35 0PQ

From the village centre proceed West along the A422 Banbury Road and the site will be found on the Right-hand side to the Northern side of the road just before the turning into Findons Fields.

What3Words

///civil.husband.commit

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

CS-2219/30.07.2025

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