



Land at, Bull Ring Lane, Harbury

Guide Price **£1,200,000**



Land at, Bull Ring Lane

Harbury, Leamington Spa

District Council: Stratford District Council

Tenure: Freehold

- Prime residential development site in sought-after Harbury.
- Approximately 0.5 ha (1.24 acres).
- Full planning permission for 5 executive detached homes (25/02755/FUL).
- Three attractive approved house types.
- 1,077 sq m (11,593 sq ft) total residential floorspace.
- Generous plots in an edge-of-village setting.
- Panoramic countryside views.
- Walking distance to village amenities.
- Strong demand location within South Warwickshire.
- Easy access to Royal Leamington Spa, the M40 and direct rail links to London and Birmingham.

Red boundary lines are used for marketing purposes only, and should not be taken as legal representation.





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Summary

Exceptional Residential Development Opportunity – Harbury, Warwickshire

An outstanding opportunity to acquire a prime residential development site in the highly sought-after Warwickshire village of Harbury.

Extending to approximately **0.5 hectares (1.24 acres)**, the site is situated to the west of **Bull Ring Farm Lane** and benefits from **full planning permission** for the construction of **five executive detached dwellings**, together with the creation of a new access and associated infrastructure works. The field is currently accessed by an existing gate to the east, off Bull Ring Farm Road.

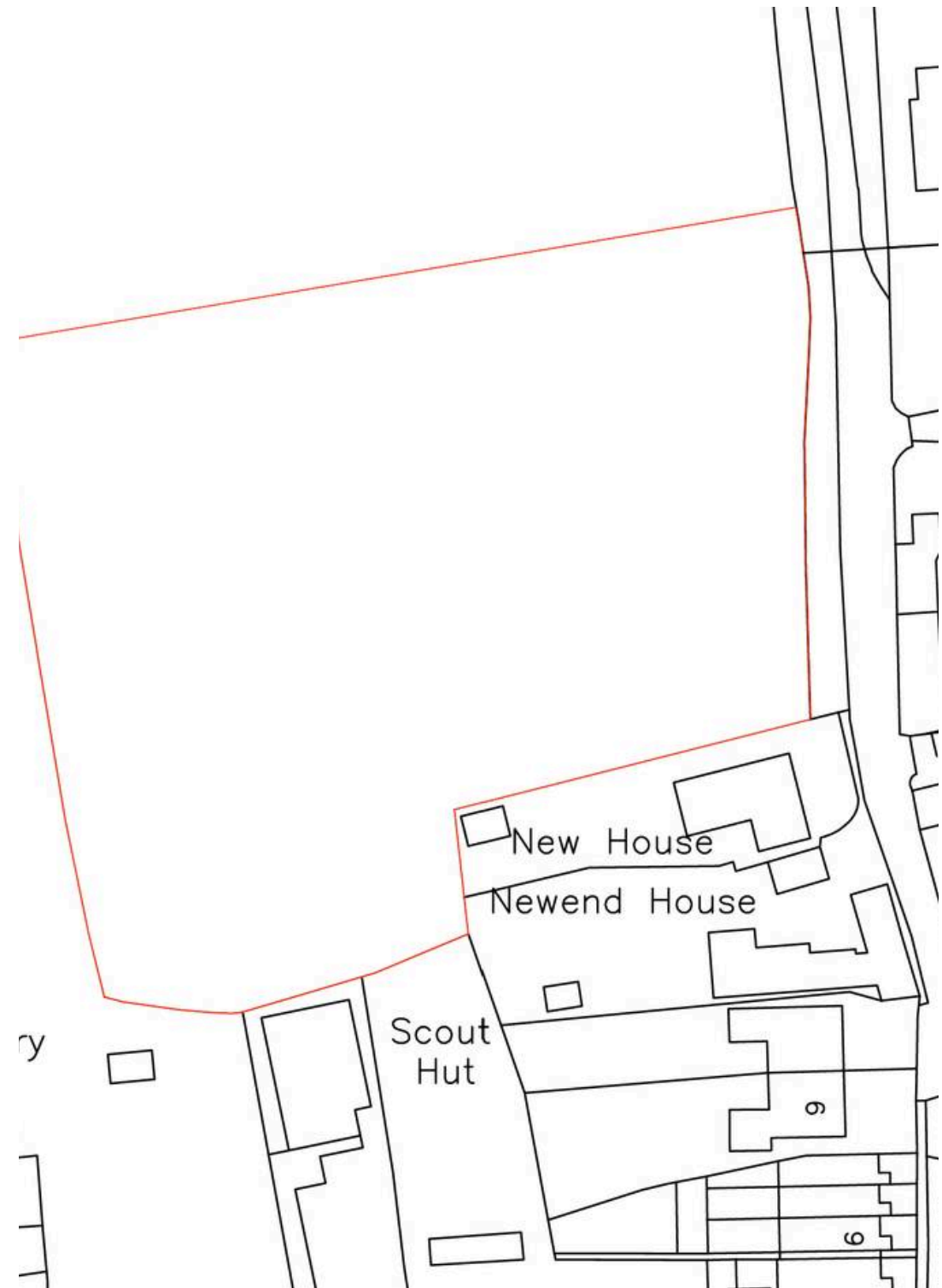
The approved scheme comprises a mix of **three thoughtfully designed house types** arranged across generous plots, delivering a total of approximately **1,077 sq m (11,593 sq ft)** of high-quality residential floorspace.

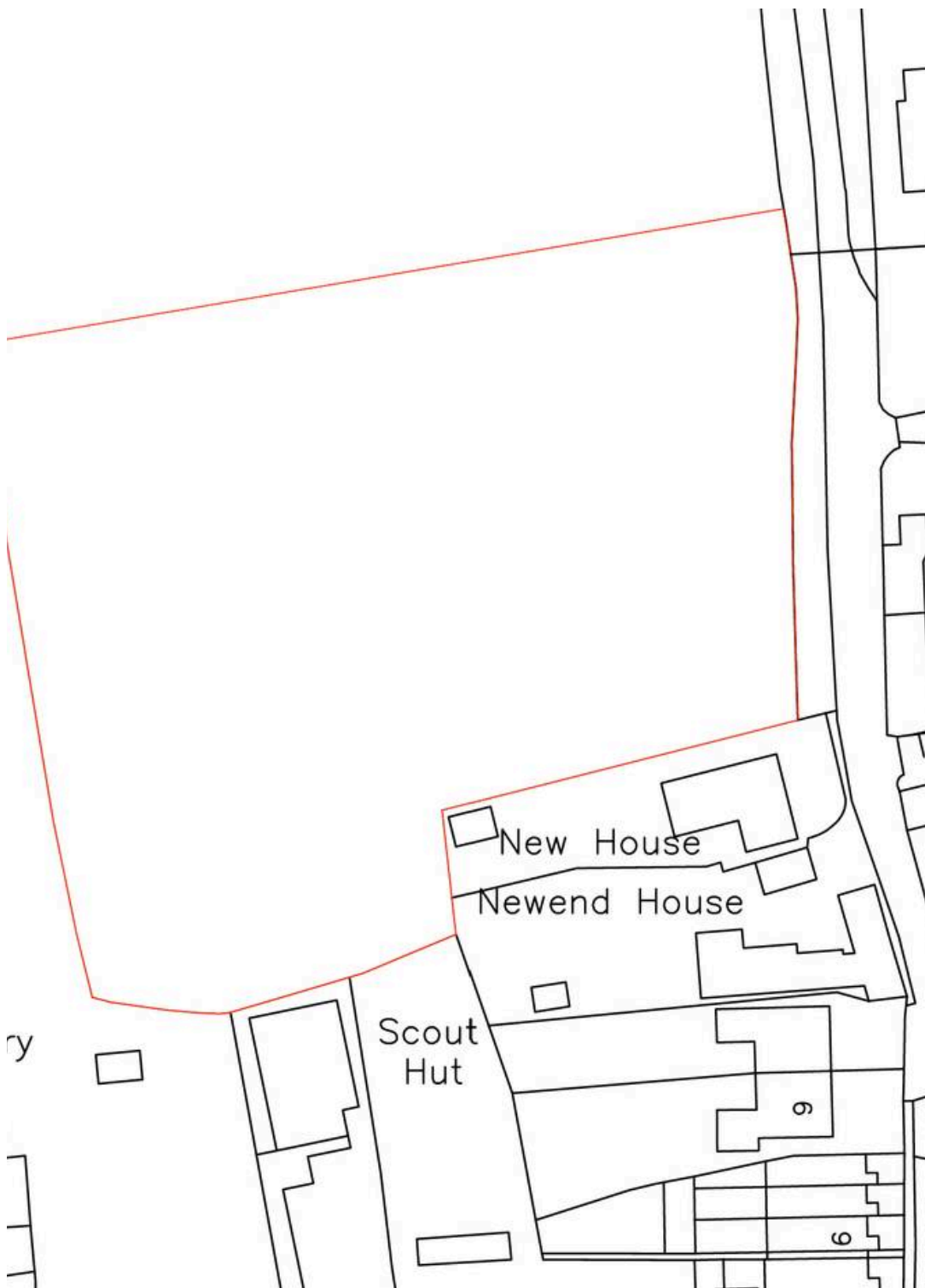
Occupying an enviable edge-of-village position, the site enjoys **panoramic views across the surrounding Warwickshire countryside**, whilst remaining within easy walking distance of Harbury's extensive range of amenities, including a primary school, doctor's surgery, pharmacy, village shops, post office, library, cafés, pubs and sports facilities.

Harbury combines the appeal of rural village living with excellent connectivity, lying just a short distance from **Royal Leamington Spa**, the **M40 motorway (Junction 12)** and mainline rail services providing direct access to **London Marylebone, Birmingham** and beyond.

This is a rare opportunity to deliver an exclusive collection of premium homes in one of South Warwickshire's most desirable village locations.

Further information is available upon request, including access to the data room.





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Planning

Approval on Appeal under 23/02336 secured planning in December 2025 for 5 no Self/Custom build dwellings (application Ref: 23/02336/OUT). Subsequently, a Full Application for five Market Dwellings, with a slightly revised layout, was submitted in early 2026, and successfully granted permission in May 2026.

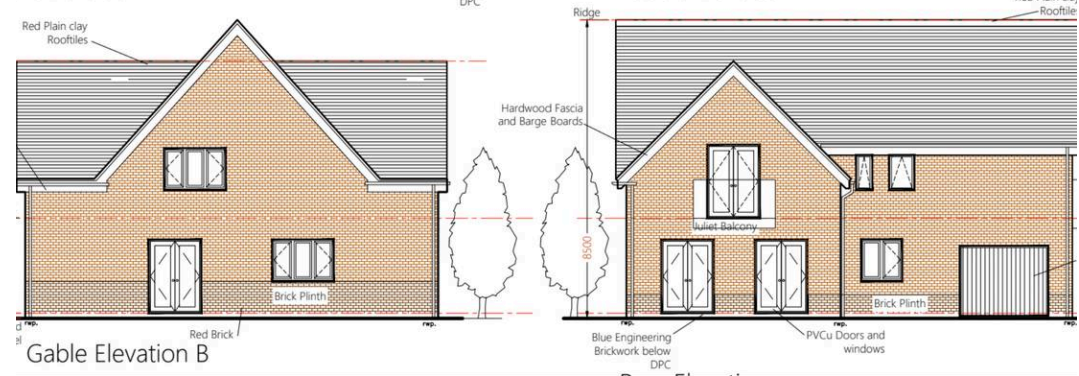
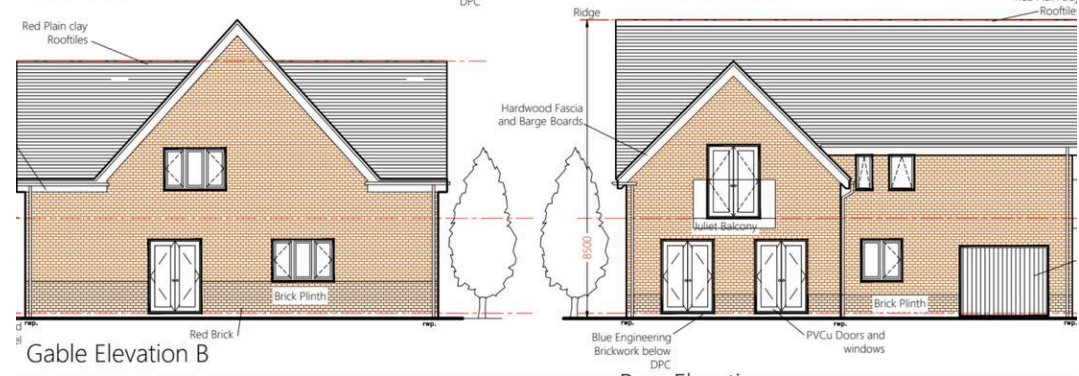
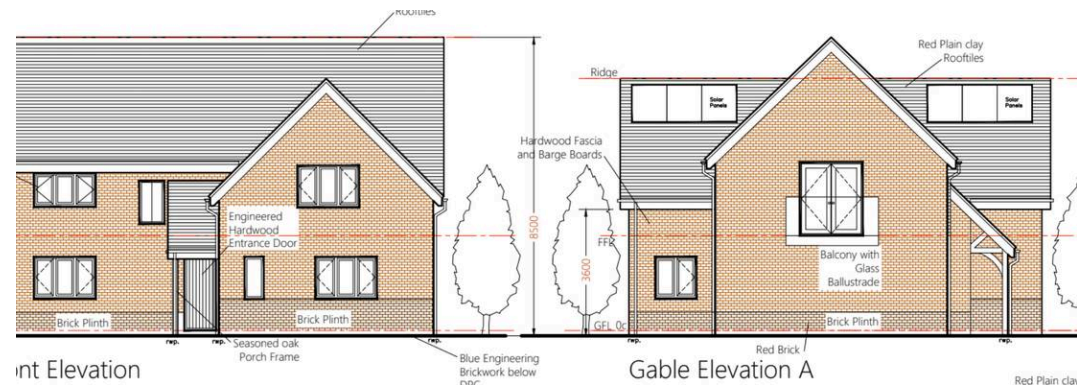
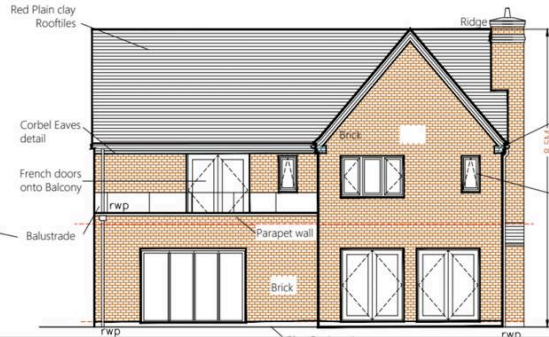
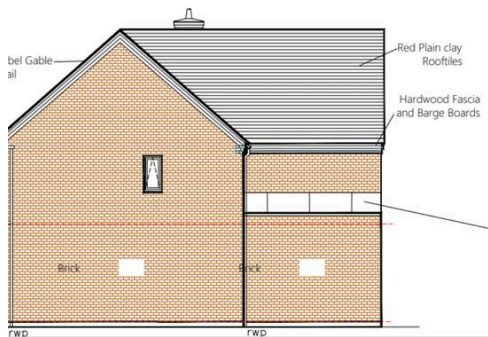
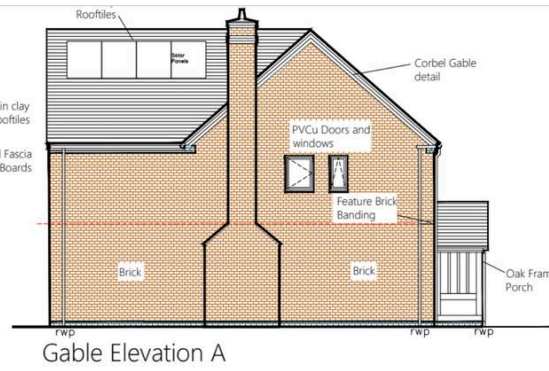
Ref: 25/02755/FUL

Proposal: Erection of five dwellings, creation of new access and associated works

Application Type: Full Application

Decision: Permission with conditions

Date Decision Issued: 26/05/2026





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Harbury, Leamington Spa

Nestled within the rolling Warwickshire countryside, Harbury is a thriving and highly sought-after village that perfectly balances rural charm with modern convenience. Surrounded by open farmland and attractive countryside views, the village enjoys an elevated position with far-reaching vistas across the local landscape, creating an idyllic setting for country living. Harbury offers an excellent range of everyday amenities, including a primary school, doctor's surgery, pharmacy, village stores, post office, library and café, village hall, traditional pubs and a wide variety of sports and recreational facilities. A strong community spirit, together with regular village events and clubs, makes Harbury one of South Warwickshire's most desirable village locations. Despite its peaceful rural setting, Harbury is exceptionally well connected. The village lies just a short distance from the A425 and approximately three miles from Junction 12 of the M40, providing convenient access to Birmingham.

CIL & BNG

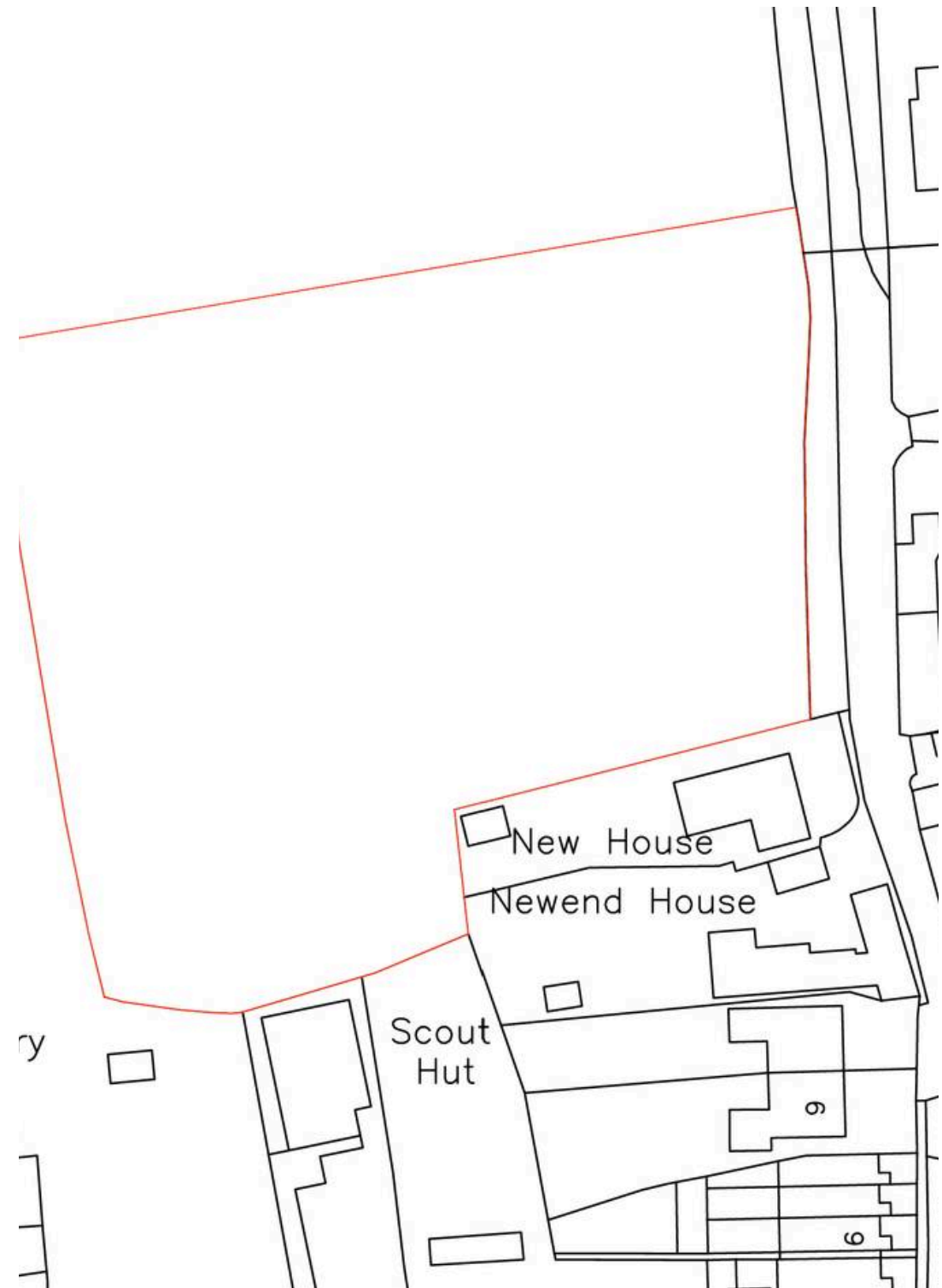
BNG - The necessary gains are deliverable on site. No off-site cost is required

CIL - Approved SQM of build = 1077. The sellers believe the cost per metre is currently £94.93. Total of £102,239. *We advise all interested parties to carry out their own enquiries regarding CIL and BNG.*

Services & Rights of Way

All of the necessary services - drainage, water and electricity- are located within easy reach of the plot.

The land sold is subject to and with the benefit of all rights and any other wayleaves or easements. The vendor is not aware of any rights, however, it is for the purchaser to satisfy their enquiries of the routes thereof.





Sheldon Bosley Knight Land and New Homes

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Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.

