

Development Opportunity at Manor Farmyard, Green End Road, Fillongley, CV7 8DS.

HOWKINS & HARRISON

Development Opportunity
Manor Farmyard, Green End Road
Fillongley
CV7 8DS

Guide Price: £1,300,000

An exciting opportunity to acquire a substantial farmyard extending to approximately 3.11 acres, with an established residential planning position for up to 12 dwellings. Scope for a purchaser to consider a wider comprehensive scheme, subject to necessary consents.

The site benefits from:
Class Q prior approval for conversion of two agricultural buildings to provide five dwellings and Permission in Principle for up to seven additional new-build dwellings.

The combination of existing permissions, an extensive range of traditional and agricultural buildings and a sizeable yard provides an unusual degree of flexibility for purchasers considering residential development, redevelopment or other appropriate uses.





Features

- Substantial development opportunity extending to approximately 3.11 acres
- Existing residential planning position for up to 12 dwellings
- Mix of traditional brick buildings, agricultural buildings and substantial yard areas
- Flexibility for purchasers to consider their own comprehensive scheme, subject to the necessary consents
- Rural setting with convenient access to Coventry , the M6 and the wider Midlands
- Additional land to the south potentially available by separate negotiation

Location

Manor Farmyard lies in an attractive rural position, approximately 0.9 miles west of Fillongley, whilst remaining well connected to Coventry, Birmingham and the wider Midlands

Coventry lies approximately 7.3 miles away and the M6 is readily accessable via Junctions 3 & 4. Berkswell, Hampton-in-Arden and Coleshill Parkway provide access to the regional rail network, with connections towards Birmingham, Coventry and London. The combination of a rural setting and good regional connectivity broadens the appeal of the opportunity.



Description

The property comprises a substantial established farmyard extending to approximately 3.11 acres, approached directly from Green End Road.

The site contains a varied range of traditional brick, tile and slate buildings, together with larger agricultural buildings, open yard areas and associated infrastructure. This creates a flexible opportunity with a number of potential development and reuse options, subject to the necessary consents.

Class Q prior approval has been granted for the conversion of two agricultural buildings to provide five dwellings, whilst a separate Permission in Principle provides for up to seven additional dwellings within the traditional farmstead area.

The existing permissions also retain scope for a purchaser to consider whether a different comprehensive scheme might make better use of the site.

Additional land to the south, shown hatched blue on the site plan, is available by separate negotiation

Services

The property is connected to mains water and electricity, with private drainage. Existing covenants and rights are in place both to facilitate access to services serving the property and to maintain supplies and services benefiting neighbouring properties.

Further information is available in the data room.

Wayleaves, Easements, Covenants & Rights of Way

The land is offered for sale subject to all existing rights, including rights of way, whether public or private, lights, support, drainage, water, gas and electricity supplies and all other rights, easements, quasi-easements and all wayleaves, whether or not referred to in these particulars.

If the additional land shown hatched blue is not included in the sale, appropriate rights of access will need to be reserved for the retained land.

Property Types & Floor Areas

The approved Class Q scheme demonstrates the scale and variety of residential accommodation capable of being created within the existing buildings, with five approved dwellings ranging from approximatley 926sq ft to 4,758 sq ft.

The approved floor areas are summarised below:

Unit	Bedrooms	Sq.Ft	Amenities
1	2	926	Kitchen, Diner, living space and en suite
2	2	926	Kitchen, Diner, living space and en suite
3	6	4758	Kitchen & Diner, Living space, 6 en suites, utility room, 2 dressings rooms, cinema room/gym
4	3	1076	Kitchen, Diner, living space and en suite
5	3	1076	Kitchen, Diner, living space and en suite

Under the permission in principle, permission has been granted for an additional 7 dwellings.





Planning

The site benefits from two complementary residential planning positions:

Class Q Prior Approval – PAP/2025/0190

Prior approval was granted by North Warwickshire Borough Council on 25 July 2025 for the conversion of two agricultural buildings to provide five dwellings.

The development must be carried out within three years of the decision date.

A condition of the prior approval requires that the central buildings are to be demolished to facilitate the development.

Permission in Principle – PAP/2025/0584

Permission in Principle was granted on 12 February 2026 for residential development of between four and seven additional dwellings within the traditional brick, tile and slate farmstead area.

A Technical Details Consent application must be submitted within the prescribed three-year period.

Together, the existing permissions establish a residential planning position for up to 12 dwellings.

Purchasers may also wish to consider whether an alternative comprehensive scheme could optimise the site, subject to planning and all necessary consents.

Tenure & Possession

The property is to be sold freehold with vacant possession on completion.

The site falls under three separate freehold titles:

- WK460823 (part)
- WK396982
- WK515010

Method of Sale

The property is offered for sale by private treaty.

The Traditional Farmstead - Key Opportunity

The traditional farmstead is a particularly attractive part of the site. The brick, tile and slate buildings have established character and sit within the area benefiting from Permission in Principle for up to seven additional dwellings.

Their scale, arrangement and character provide a strong basis for a purchaser to consider a high-quality residential scheme or wider comprehensive redevelopment, subject to the necessary consents.








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Data Room

A comprehensive data room has been prepared containing planning, title and technical information to assist interested parties with their assessment of the opportunity including:

- Two Planning Application Details and Decisions
- Title Information
- Services Information
- Plans
- Photography of the site
- Asbestos Survey/Removal Cost Budgets
- Highway Related Information

Access is available from the selling agents on request.

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

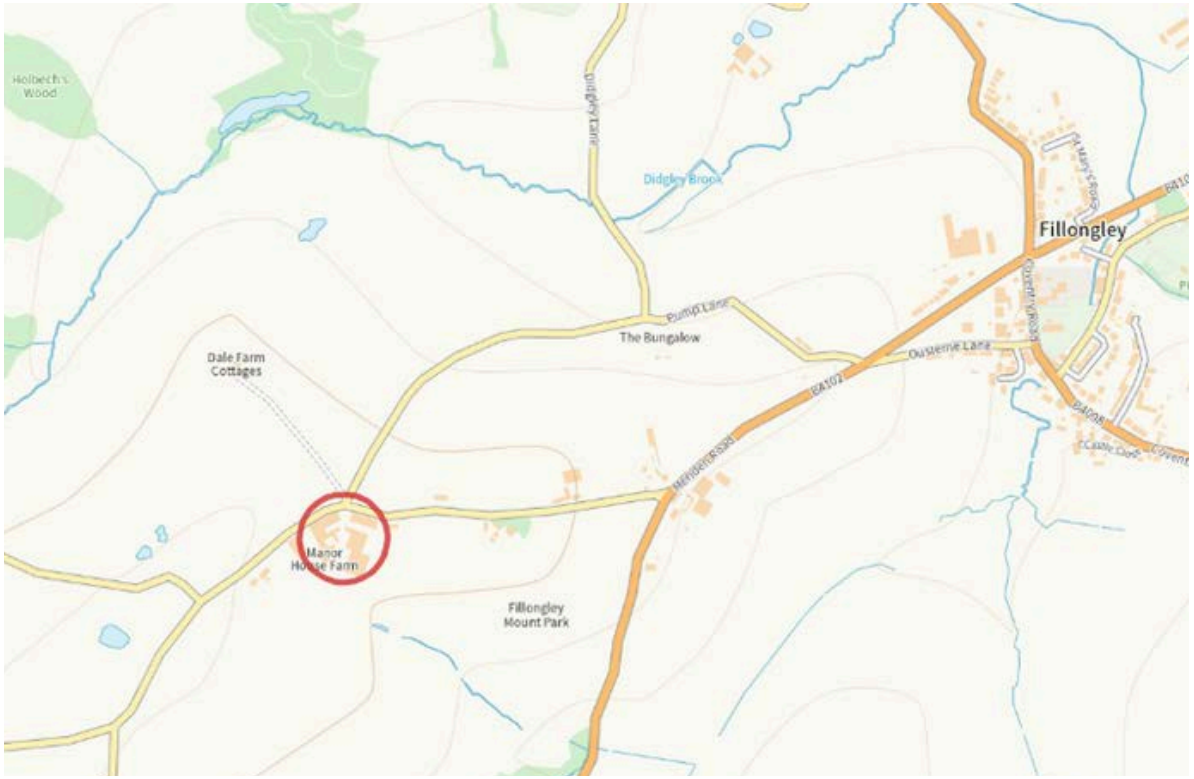
Viewing

Viewings are strictly by appointment only.
Please call directly on 01530 877 977 option 4, or email susannah.bennion@howkinsandharrison.co.uk

Anti Money Laundering

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale.

We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

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