

FOR SALE

FREEHOLD DEVELOPMENT LAND

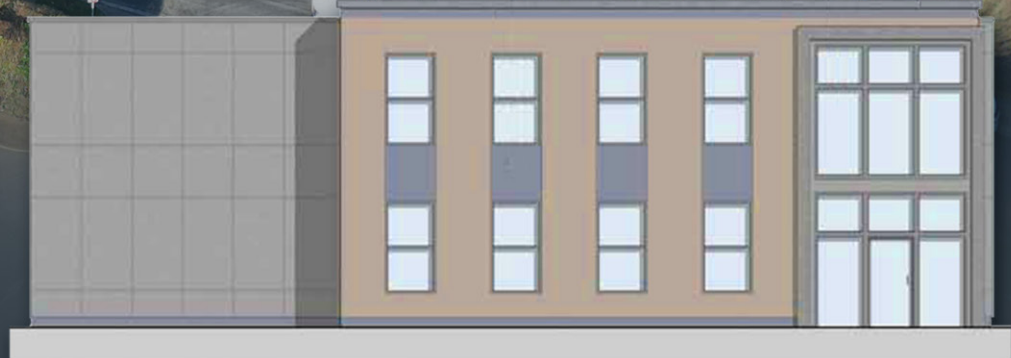
with outline planning permission

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com



Site area
0.3 Acres
(Approximately)

Budbrooke Industrial Estate
Budbrooke Road
Warwick, CV34 5AR



Indicative Illustration - Front Elevation

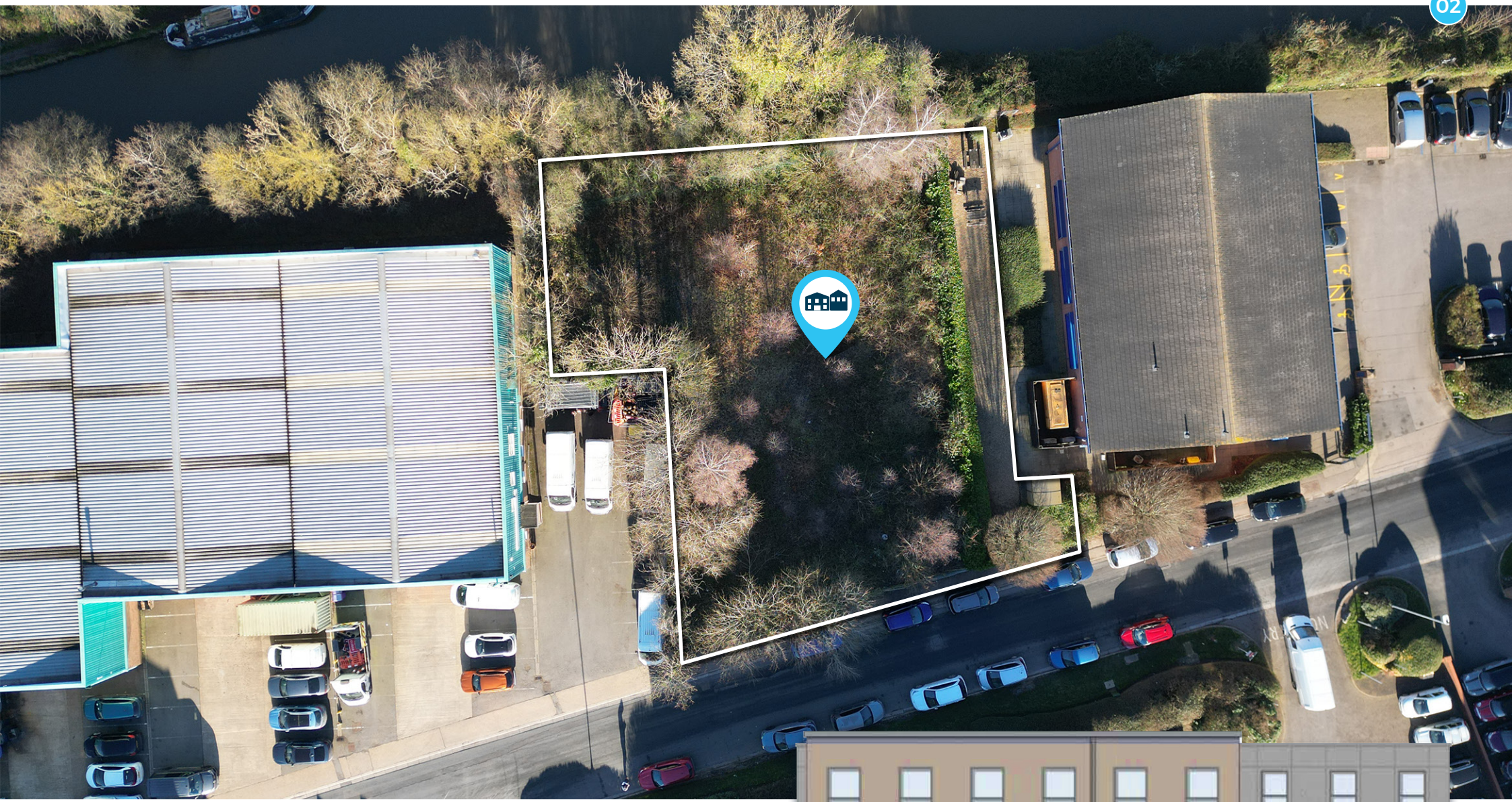
An excellent opportunity to acquire a Freehold Development Site with Planning Permission close to the A46 and M40

- 01 **Development site with Planning**
- 02 **Current consent for a 2 storey office building**
- 03 **Adjacent to Canal**
- 04 **Suitable for a variety of uses (STP)**
- 05 **0.3 Acre Site (approx)**
- 06 **Excellent location close to A46 and M40**



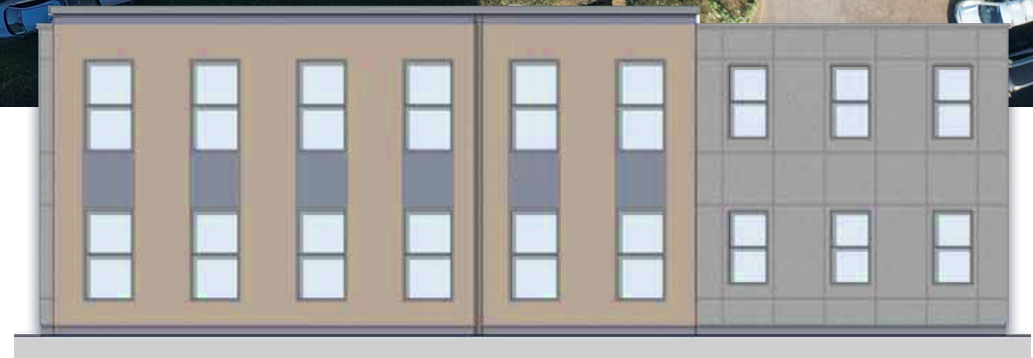
Offers invited in excess of **£450,000**

Proposed Scheme



Planning

Planning consent granted for the erections of a new office building , associated car parking and landscaping ref W/22/0633



Indicative Illustration - Rear Elevation

Location

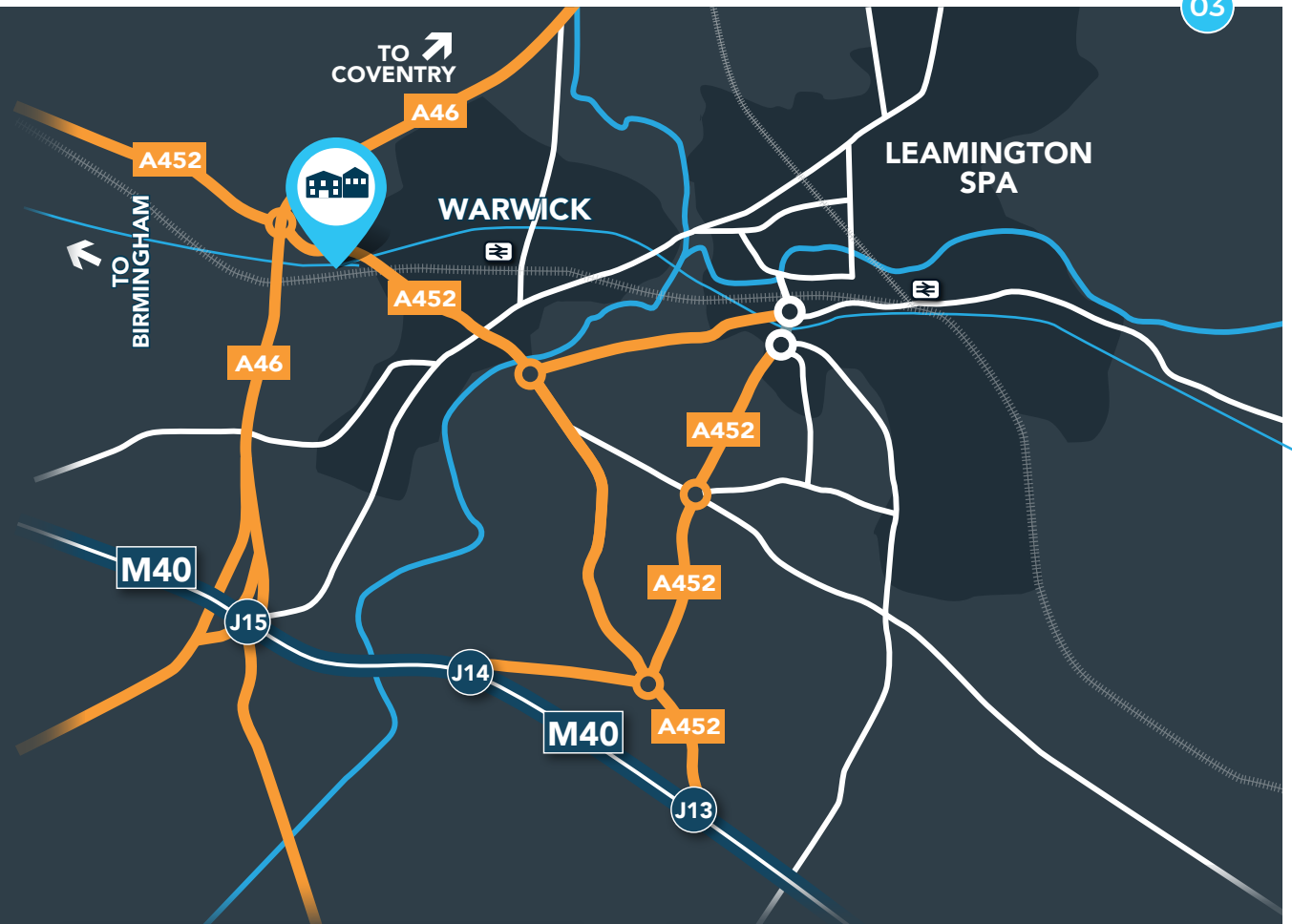
located in a very convenient position just off the Birmingham Road leading out of Warwick town centre and within 400 yards of the A46 Warwick bypass, which links directly to junction 15 of the M40, as well as the A45 at Coventry. The M6, M69 and M1 are all within a half hour drive, as is Birmingham International Airport. Warwick Parkway train station with its excellent services to London and Birmingham is within walking distance.

Description

Planning permission granted for the erection of a new office building, associated car park and landscaping (W/22/0633). The development site runs over two titles, WK169559 and Wk404936 with a scheme for a two-storey office building with modern open plan offices, meeting rooms, W/C and kitchens. Proposed parking is for 22 vehicles with bike racks and bin store area. The design preserves the character of the canal and uses the existing trees maintained along the boundaries and sits comfortably along the street scene. The scheme also benefits from the existing access and drainage systems.

Legal Costs

Each Party to pay their own legal cost incurred in this transaction.



Indicative Illustration - East Elevation



West Elevation



Viewing

Strictly by appointment through the sole agents.

BROMWICH
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www.bromwichhardy.com

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