



FRONT ELEVATION (SOUTH-WEST)



SIDE ELEVATION (SOUTH-EAST)



REAR ELEVATION (NORTH-EAST)



SIDE ELEVATION (NORTH-WEST)

Red Lane, Kenilworth, CV8 1QF



**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** CALLING ALL SELF-BUILDERS! A Plot With Full Planning Permission For a Residential Dwelling In Desirable Location***

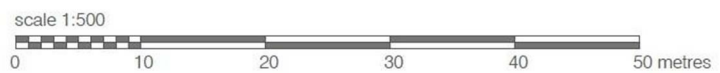
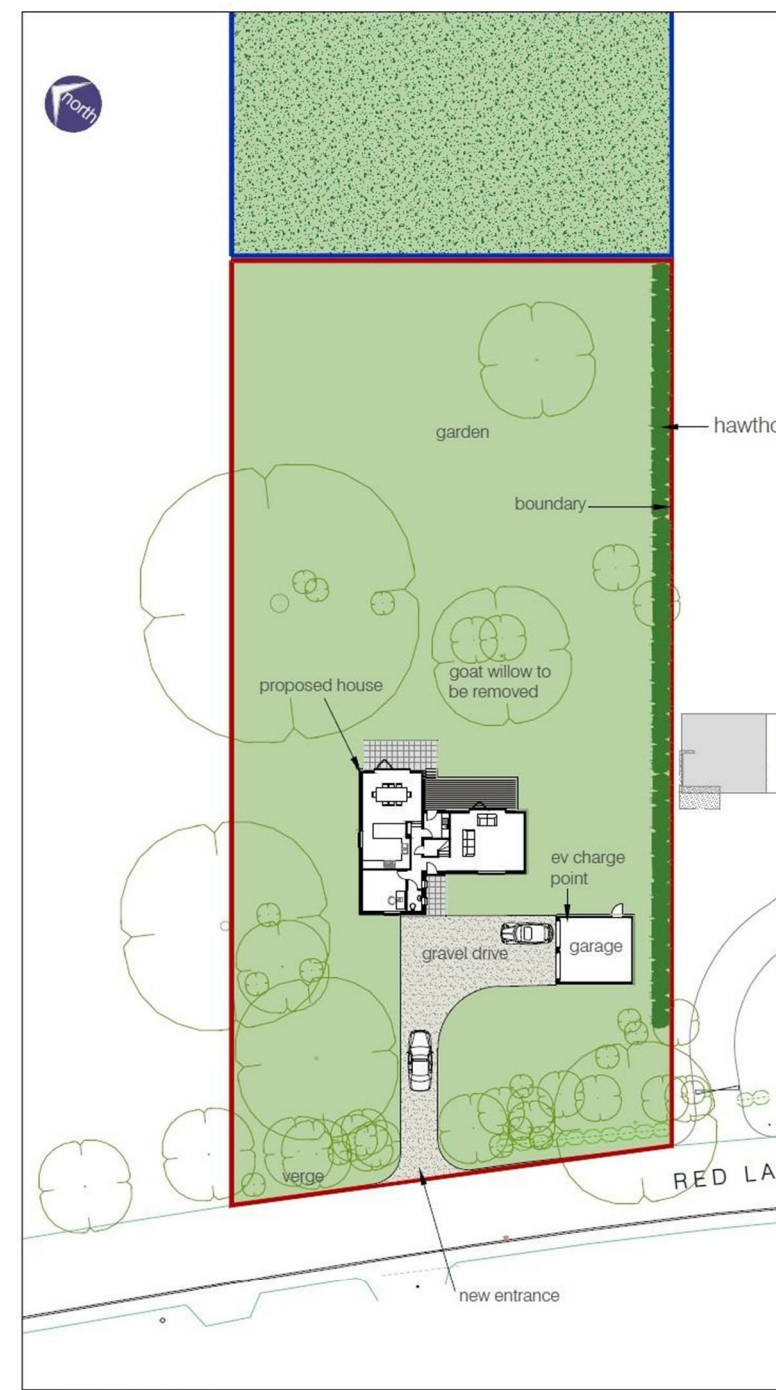
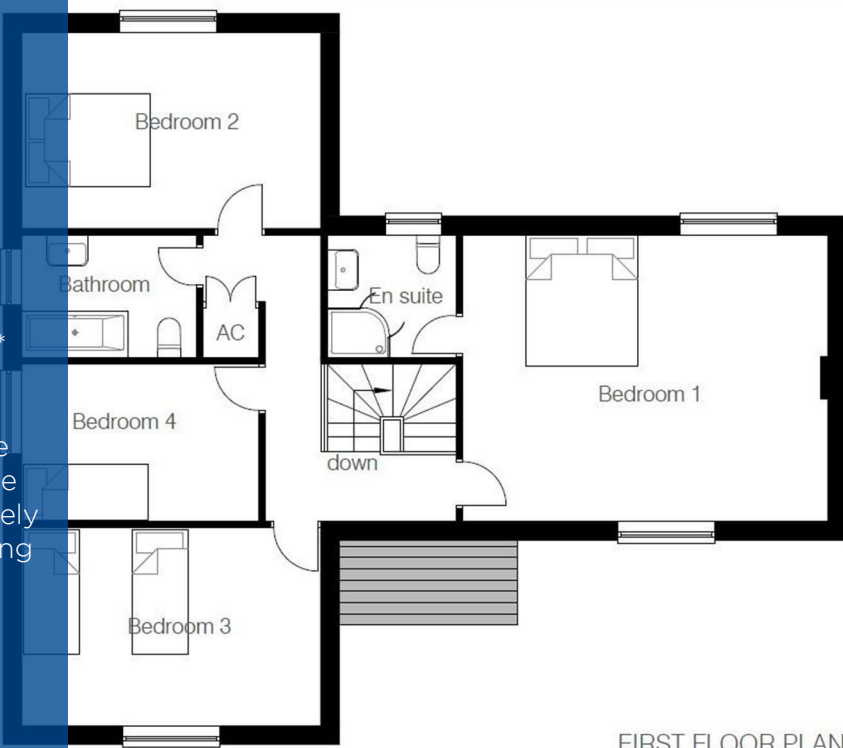
A substantial plot of land on offer with planning permission GRANTED for a single residential dwelling and double garage. The plot size totals 1.09 acres with approximately 60% of it included in the residential planning permission, and the remaining 40% to be maintained as woodland.

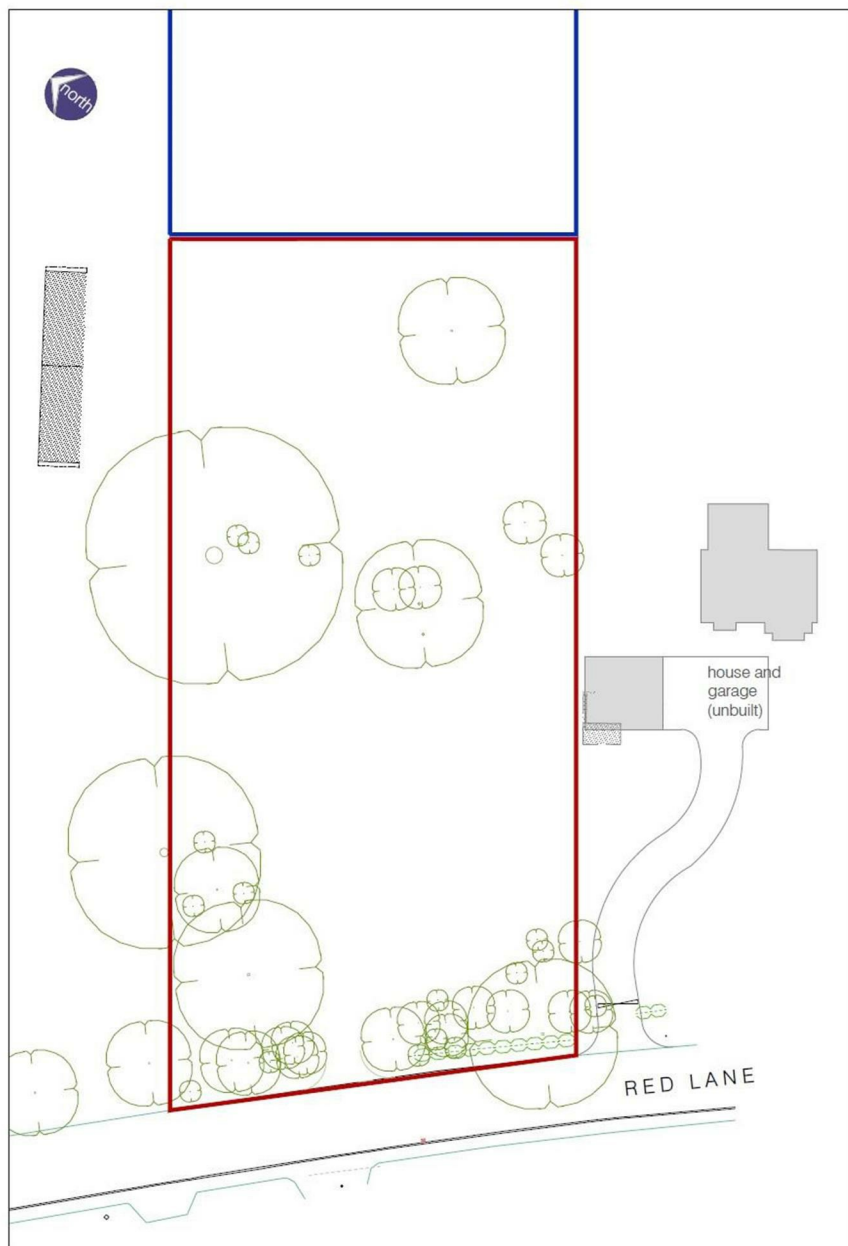
Located in the desirable village of Burton Green, north of Kenilworth, this plot is perfectly located for those looking to use the superb amenities of neighbouring towns of Kenilworth itself, Balsall Common and Leamington Spa, while also being on the doorstep of the city of Coventry.

The permission granted is for a residential dwelling spanning 182 sqm, providing a four/five bedroom detached house with a detached double garage.

If a larger dwelling is required, it is advised to seek further planning advise to establish the viability to increase this floorspace given the considerable size of the available plot (subject to planning).

***The red line boundary as shown in the image is for marketing purposes only.**

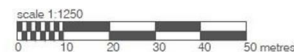




SITE PLAN (EXISTING) 1:500



LOCATION PLAN 1:1250



Key Features

- Large plot of land with FULL planning permission for a single dwelling
- Total size 1.09 acres
- Desirable village location
- Planning includes detached double garage and new vehicular access
- Close proximity to Kenilworth, Balsall Common and Coventry
- Proposed floorplan includes four bedrooms, two bathrooms, kitchen dining, living room and Study
- Ideal for Self - Builders who are looking to build their dream home

£480,000





Tenure - Freehold

Location

Burton Green is a lovely village situated in the Warwickshire countryside, close to the border with the West Midlands. Known for its green spaces, woodland areas, and friendly community, Burton Green offers a peaceful, semi-rural lifestyle while benefiting from its convenient location near major towns and transport links.

The village lies within a short distance of Kenilworth (about 3 miles) and Coventry (approximately 5 miles), providing residents with easy access to shopping, dining, and additional amenities. Leamington Spa and Warwick are also close by, offering a range of cultural attractions, educational facilities, and further amenities.

Burton Green is well-connected by road, with the A46 and A45 nearby, providing links to the M40 and M6 motorways. This gives residents quick routes to Birmingham, Solihull, and the wider West Midlands. Train services are accessible from Coventry station (about 5 miles away) and Tile Hill station (approximately 2 miles away), with both offering regular services to Birmingham, London, and other key destinations. These connections make Burton Green a popular choice for commuters seeking a village lifestyle within easy reach of urban centers.

Services

The vendor understands that service connections (water, electricity, gas and sewage) are in close proximity to the plot. Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability, or otherwise, of services.

Method Of Sale

The land is offered for sale by 'Private Treaty' as a whole.

Wayleaves, Easements & Rights Of Way

The land is sold 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.

Other

We are aware there is a TPO blanket across the site - the TPO covers the whole site and all the trees within it. It is for the purchaser to satisfy their enquiries regarding this.

Planning Permission

Reference: W/23/1738

Council: Warwick District Council

Location Address: Land at Red Lane, Burton Green, Kenilworth

Proposal: Erection of 1no. dwelling and associated garage and new vehicular access

Decision: Granted

Decision Issued Date: Mon 16 Sep 2024

