



Prime Residential Development Site for 86 homes
Dipbar Fields, Daventry Road, Dunchurch,
Rugby, Warwickshire CV22 6NT

HOWKINS &
HARRISON

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An exciting opportunity to acquire a freehold residential development site with reserved matters approval for 86 dwellings with a total floor area extending to approximately 8,456 sqm / 91,031 sqft.

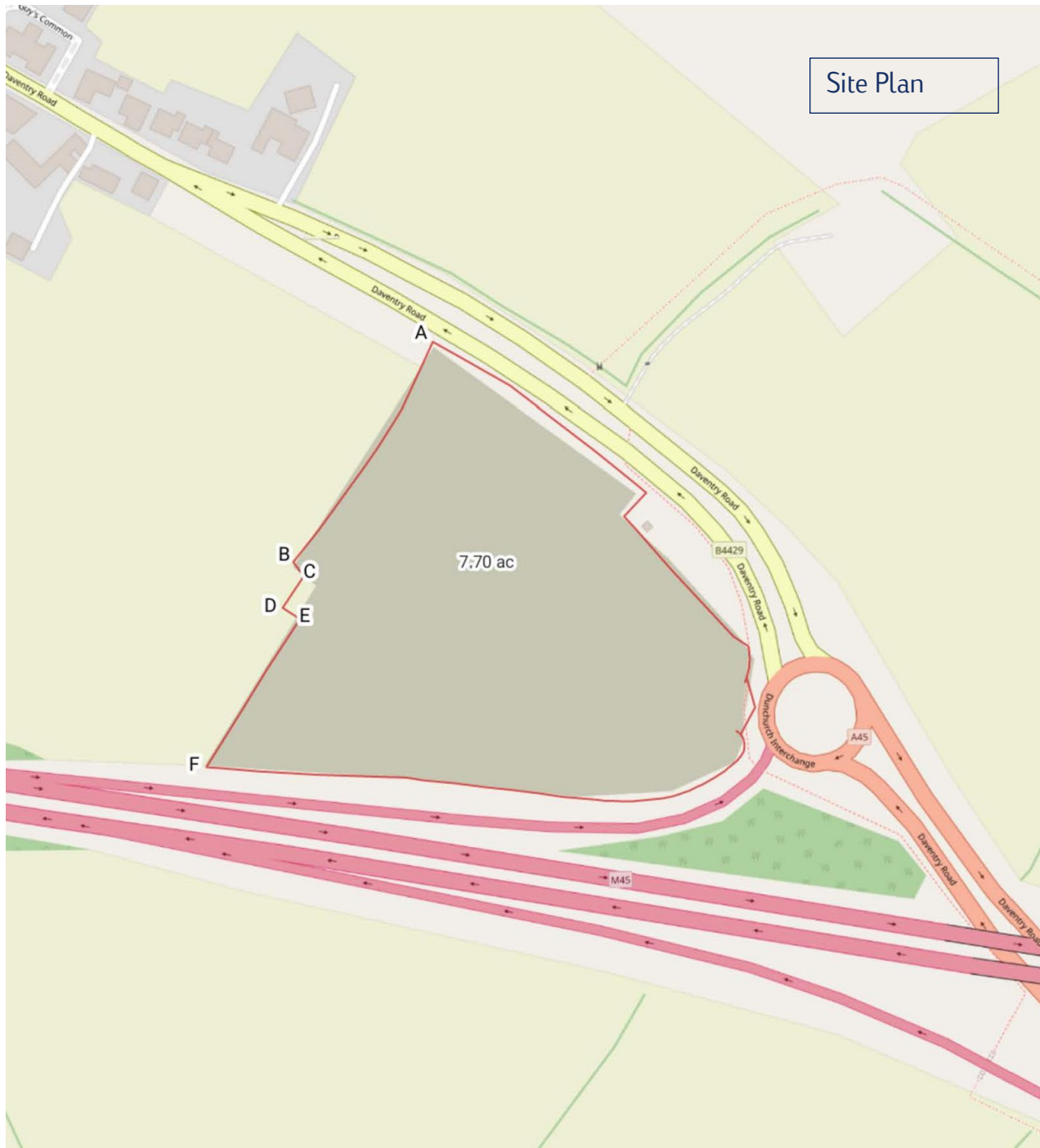
The gross area of the site extends to 7.70 acres.

Distances

- Rugby 3 miles
- Daventry Town Centre 8 miles
- Coventry 15 miles
- Northampton 20 miles
- M1 Junction 17.8 miles
- M6 12 miles
- M1/A14 Junction 9 miles

Site Layout Plan





Situation

The freehold site is situated immediately to the south of Dunchurch village with frontage to Daventry Road and the M45. The land is level with well-defined boundaries.

Location

Dunchurch is an important village within the Rugby Borough and is well located to Rugby and other major conurbations in the district and beyond.

Dunchurch has immediate access to the M45, A45 and the A45/B4429 Daventry Road which provides excellent communication links to both Daventry and Coventry to the west where there are major employers in convenient locations.

Rugby provides further major employment and access to the M1, M6 and A14 to the north and east, Rugby and Coventry also provide extensive retail and leisure facilities and the site in general sits close to the centre of the country with exceptional communication links.

Dunchurch village provides a wide range of amenities including a primary school, petrol filling station, takeaways, restaurants, and convenience stores with a secondary school in proximity.

Dunchurch is a thriving semi-rural community close to major conurbations but still retains a rural outlook.

Planning

Outline planning permission, including approval of the means of access, was granted by Rugby Borough Council under Application Reference R13/0690 dated 18th July 2016. The site was also subject to a Section 106 agreement which provided for 40% affordable housing on the site. Following the adoption of Rugby Borough Council's Local Plan 2011-2031, Policy H2 confirms that brown field sites should only need to provide affordable housing at a level of 20%.

A reserved matters application was approved by Rugby Borough Council on 20th June 2023 under Application Reference R19/1047. A level of 20% affordable housing has been provided and approved under Application R19/1047 and the Borough Council has confirmed that the change to the affordable housing requirement set out in the Section 106 agreement will be addressed through the mechanism of a Deed of Variation to the Section 106 Agreement, which was completed on 30th October 2023.

In addition to the affordable housing and open space provision/maintenance requirements in the S106 Agreement, the following financial contributions are required in the Section 106 Agreement: highways, education, ecology, library, youth services and sustainable travel packs.

The total financial S106 contributions are detailed below:

S106 Contributions (Sums are subject to Retail Price Indexation)	
Highways Contribution	£80,000
Education Contribution	To be calculated in accordance with the formula contained within the Council's Planning Obligations Supplementary Planning Document dated March 2012
Ecology Contribution	£10,000
Library Contribution	£3780
Youth Services Contribution	£15,302
Sustainable Travel Packs Contribution	£6450 (£75 per dwelling)



House Schedule

Total:
8,456m² / 91,031 sq.ft

DWELLING TYPE	DESCRIPTION	FLOOR AREA SQM/SQFT	PLOTS	AFFORDABLE
A	4 BED DETACHED	115/1237	1	
AV2	4 BED DETACHED	115/1237	4, 33	
AV3	4 BED DETACHED	115/1237	42, 52	
B	4 BED DETACHED	118/1273	2, 41, 43	
BV2	4 BED DETACHED	118/1273	50, 51	
C	4 BED DETACHED	115/1244	3	
CV2	4 BED DETACHED	115/1244	55	
DV2	3 BED DETACHED	90/969	7, 64	
E	3 BED DETACHED & INTEGRAL GARAGE	135/1457	24, 37, 60	
EV2	3 BED DETACHED & INTEGRAL GARAGE	135/1457	25, 48, 49, 62	
F	3 BED DETACHED & INTEGRAL GARAGE	145/1563	47, 63	
G	4 BED DETACHED & INTEGRAL GARAGE	171/1847	36	
GV2	4 BED DETACHED & INTEGRAL GARAGE	171/1847	46, 56, 61	
GV3	4 BED DETACHED & INTEGRAL GARAGE	171/1847	53	
H	3 BED DETACHED OR TERRACE	82/891	26	
HV2	3 BED DETACHED OR TERRACE	82/891	27	
HV3	3 BED DETACHED OR TERRACE	82/891	29, 31	
HV4	3 BED DETACHED OR TERRACE	82/891	30, 32	
I	3 BED DETACHED OR SEMI	88/952	23, 38	
IV2	3 BED DETACHED OR SEMI	88/952	28, 57	
IV3	3 BED DETACHED OR SEMI	88/952	44	
IV4	3 BED DETACHED OR SEMI	88/952	65	
H & I	3 BED SEMI'S	82/891 & 88/952	17 & 18, 39 & 40	
J	4 BED DETACHED	172/1857	35	
JV2	4 BED DETACHED	172/1857	45	
K	4 BED DETACHED	138/1492	34	
KV2	4 BED DETACHED	138/1492	54	
L	3 BED SEMI	91/980	5, 6, 58 & 59	
M	2 BED SEMI OR TERRACE	69/744	8, 10, 76	
MV2	2 BED SEMI OR TERRACE	69/744	9, 11, 78	
MV3	2 BED SEMI OR MID- TERRACE	69/744	77	
N	3 BED SEMI	84/908	12, 21, 66	
NV2	3 BED SEMI	84/908	13, 22, 68	
NV3	3 BED SEMI	84/908	19	
NV4	3 BED SEMI	84/908	20	
NV5	3 BED SEMI OR MID-TERRACE	84/908	67	
O (FOG)	2 BED FLOOR OVER GARAGE	69/744	71	
AF1A	2 BED MAISONETTE	54.3/584.5	82	*
AF1B	2 BED MAISONETTE	54.3/584.5	81	*
AF1C	2 BED MAISONETTE	54.3/584.5	80	*
AF1D	2 BED MAISONETTE	54.3/584.5	79	*
AF1V2A	2 BED MAISONETTE	51/549	84	*
AF1V2B	2 BED MAISONETTE	51/549	85	*
AF1V2C	2 BED MAISONETTE	51/549	83	*
AF1V2D	2 BED MAISONETTE	51/549	86	*
AF2	2 BED SEMI	73.91/795	73	*
AF2V2	2 BED SEMI	73.91/795	69	*
AF2V3	2 BED TERRACE	73.5/791	16	*
AF2V4	2 BED TERRACE	73.5/791	14	*
AF2V5	2 BED MID TERRACE	73.5/791	15	*
AF2V6	2 BED SEMI	73.91/795	70	*
AF2V7	2 BED SEMI	73.91/795	72	*
AF3	3 BED SEMI	84.4/908	75	*
AF3V2	3 BED SEMI	84.4/908	74	*

The affordable housing mix proposed in the reserved matters application comprises the following:
8 x 2 bed maisonettes, 3 x 2 bed terrace units, 4 x 2 bed semis & 2 x 3 bed semis.

Data Room

A data room has been set up and access can be provided to interested parties upon request. The data room will contain the following information.

- Outline Planning Permission Decision Notice
- Section 106 Agreement relating to outline planning permission
- Approved outline planning permission location plan
- Illustrative layout plan submitted as part of outline application
- Outline Planning Application Form
- Supporting reports submitted as part of outline application:- Ecological Survey by Philip Irving, Flood Risk Assessment by Preece Consultants Ltd, Geotechnical Report by Listers Geotechnical Consultants, Noise Report by Walker Beak Mason, Transport Assessment and the Design and Access Statement by Wilbraham Associates
- Service Records for water, sewerage, gas, and electricity
- Topographical survey by On Centre Surveys, 2018 Phoenix Survey
- Reserved Matters approval Decision Notice
- Reserved Matters application Form
- Reserved Matters submitted Design & Access Statement by Howkins & Harrison
- Approved Reserved Matters plans
- Highway drawings submitted as part of Reserved Matters application by Beal Consulting Engineers including layout and tracking drawings
- Tree Survey Report by RGS Arboricultural Consultants submitted as part of Reserved Matters application
- Letter dated 14th April from John Clarke of Howkins & Harrison (ref PL/JMRP/JFAC) referred to in Condition 1 of Reserved Matters approval Decision Notice R19/1047
- Stage 1 Road Safety Audit by TMS
- Warwickshire County Council Highway Authority RSA Review
- Appendix D RSA Stage 1 Engineer's Response Report
- Agreement dated 20th April 1990 regarding the drainage rights beneath the M45
- Bid proforma
- RBC Supplementary Planning Document dated March 2012
- Deed of Variation

Rights of Way

Public footpath R235 runs through the site. The approval of Reserved Matters Application R19/1047 included a proposal for the diversion of Public Footpath R235 through the development site and such a proposed diverted route has been supported by the planning authority and the Warwickshire County Council Rights of Way Team. A formal public footpath diversion order for such a diversion will need to be obtained by the purchaser from Rugby Borough Council. The existing footpath is shown by a dotted orange line on the site layout plan above.

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves that may exist over the same whether disclosed or not.

Overage

The property is subject to an existing overage between the vendors and the previous landowner. Agreement has been reached between the parties in relation to the division of the sale proceeds.

Retained Land

The vendor will retain a 30cm wide strip between points A-F on the site plan above.

General Information

Tenure

The property will be available freehold.

Possession

Vacant possession will be given upon completion.

Services

Mains water, mains electricity, surface water drainage, foul pumping station and mains gas are all available nearby and shown on the service records/plans.

None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, and drainage services.





VAT

VAT at the prevailing rate will be charged in addition to the purchase price.

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.

Boundary Ownership

Where known boundary ownership is shown by an inward marked 'T' on the plan.

Title Number

The land is registered under title number WK418464. A copy of the registered title documentation will be available in the data room.

Method of Sale

The property is being offered for sale by informal tender. Tenders to be submitted to Howkins & Harrison LLP, Rugby office on an unconditional basis for the freehold of the site, on the bid proforma which will be made available in the data room.

All interested parties will be invited to complete a bid proforma by 12 noon on Thursday 27th June 2024.

Letters of Reliance

The vendors will seek to obtain a letter of reliance where possible on the purchasers preferred format for all the supporting documents and drawings as part of the reserved matters application (R19/1047).

Supporting information submitted as part of the outline planning application is approaching 10 years since completion, however, the vendors will endeavour to provide letters of reliance for these documents where we are able to do so.

Local Authority

Rugby Borough Council	01788 533533
Warwickshire County Council	01926 410410
Severn Trent Water	0800 783444
Western Power	0800 0963080
National Grid	0207 0043000
British Telecom	0800 800150

Viewing

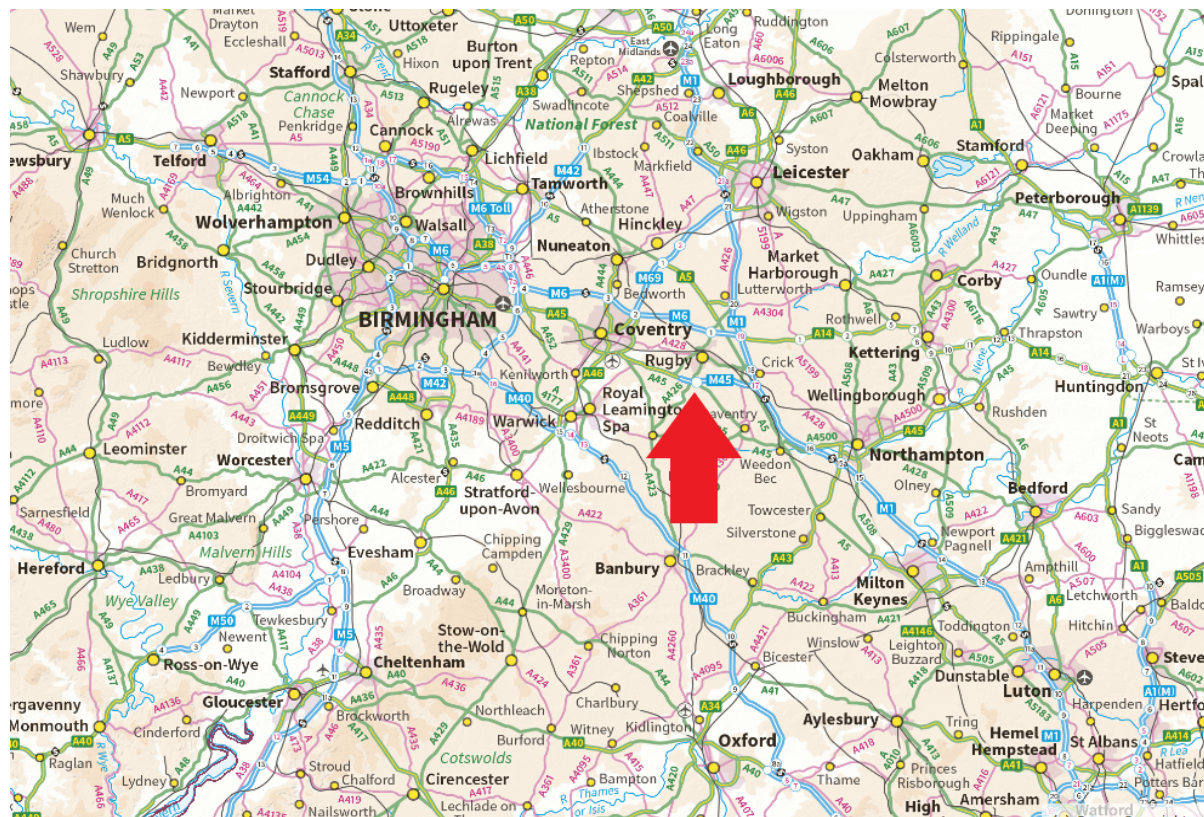
At any reasonable time, during daylight hours, with a copy of the brochure to hand.

Contact

Jeff.paybody@howkinsandharrison.co.uk, telephone 01788 564686
henry.martin@howkinsandharrison.co.uk, telephone 01788 564681

Vendor Solicitor

Peter Rollason, Rollasons, 9 New Street, Daventry, Northamptonshire NN11 4BT,
telephone 01327 301771



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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