



ROOKERY FARM

Fenny Drayton, Nuneaton, Leicestershire,

BROWN & CO

ROOKERY FARM

Church Lane, Fenny Drayton,
Nuneaton, Leicestershire,
CV13 6BA

Development Opportunity

DESCRIPTION

This sale is a prime development opportunity to purchase a site, totalling approximately 2.5 acres, which benefits from an outline planning consent for the construction of five high quality dwellings.

The site layout offers ample space for spacious dwellings and landscaped gardens with communal areas. The site offers a total internal floorspace area of 12286 Sq. Ft spread over the five dwellings.

LOCATION

Rookery Farm is located in a prime position within the sought after West Leicestershire village of Fenny Drayton. The site is located on a quiet road and benefits from views across the countryside.

what3words: ///cabs.pinches.amaze

DIRECTION

Coming from the A444 enter Fenny Drayton by the Old Forge Road. From the Old Forge Road, turn into Church Lane and Rookery Farm is located next to St Michael and All Saints church.



ACCOMMODATION

The accommodation of the proposed five dwellings can be summarised as follows:

PLOT 1 AND PLOT 2

Both detached dwellings of approximately 3336 sq.ft with accommodation as follows:

Ground Floor: Entrance Hall, Shower Room, Utility, Kitchen/Diner, Sitting Room, Office, Living Room, Sitting Room and attached Garage.

First Floor: Five Bedrooms (three with Ensuite) and Family Bathroom

PLOT 3

A linked detached dwelling of 3336 sq. Ft with accommodation as follows: -

Ground Floor: Entrance Hall, Shower Room, Utility, Kitchen/Diner, sitting area, Office, Living Room, Sitting Room and attached Garage.

First Floor: Five Bedrooms (three with Ensuite) and Family Bathroom

PLOT 4

A mid terraced single storey property of 1044 sq. Ft with accommodation as follows: -

Ground Floor: Entrance Hall, Kitchen/Diner, Living Room, Family Bathroom, Three Bedrooms (all Ensuite)

First Floor: Five Bedrooms (three with Ensuite) and Family Bathroom and parking to the front of the property

PLOT 5

A linked attached single storey dwelling of approximately 1205 sq. Ft with accommodation as follows:

Ground Floor: Hall, Kitchen/Diner, Sitting Room, Pantry, Bathroom and three Bedrooms (two with Ensuite)

GENERAL REMARKS & STIPULATIONS

TENURE & POSSESSION

The property is being sold freehold with vacant possession being given on completion of the purchase.

METHOD OF SALE

The property is being offered for sale by private treaty.

SERVICES

All prospective purchasers should investigate and satisfy themselves as to the location and adequacy of any services that are required.

AUTHORITIES

Hinckley & Bosworth Borough Council
Leicestershire County Council

PLANNING

Planning permission has been granted for the proposed development which is a "residential development of up to five dwellings including a new carpark to service the Fenny Drayton community and demolition of existing bungalow and agricultural buildings (outline access, appearance, layout and scale to be considered) – New Rookery Farm, 6 Church Lane, Fenny Drayton, Nuneaton, Leicestershire, Planning Reference: 21/00402/OUT – Dated 5th October 2022."

DEMOLITION

Any potential purchasers must satisfy themselves as to the requirements and the structure of the bungalow and farm buildings which are to be demolished as part of the requirements of the planning permission.

WAYLEAVES, EASEMENTS & RIGHT OF WAY

The property is sold with the benefit of all wayleaves, easements and rights of way, whether mentioned or not.

ARBITRATION

Should any dispute arise between the vendor and the purchaser upon any point whatsoever (not involving a question of law) arising out of the Remarks and Stipulations, Particulars of Plan or as to the interpretation thereof, the matter in dispute shall not annul the sale, but shall be referred to the arbitration of the agents, whose decision shall be final and binding on all parties to the dispute and in every such arbitration the agents shall decide how the cost of such reference shall be borne.

RESTRICTIVE COVENANT

A restrictive covenant will be imposed on the property limiting the number of dwellings to a maximum of five dwellings.

PLANS & PARTICULARS

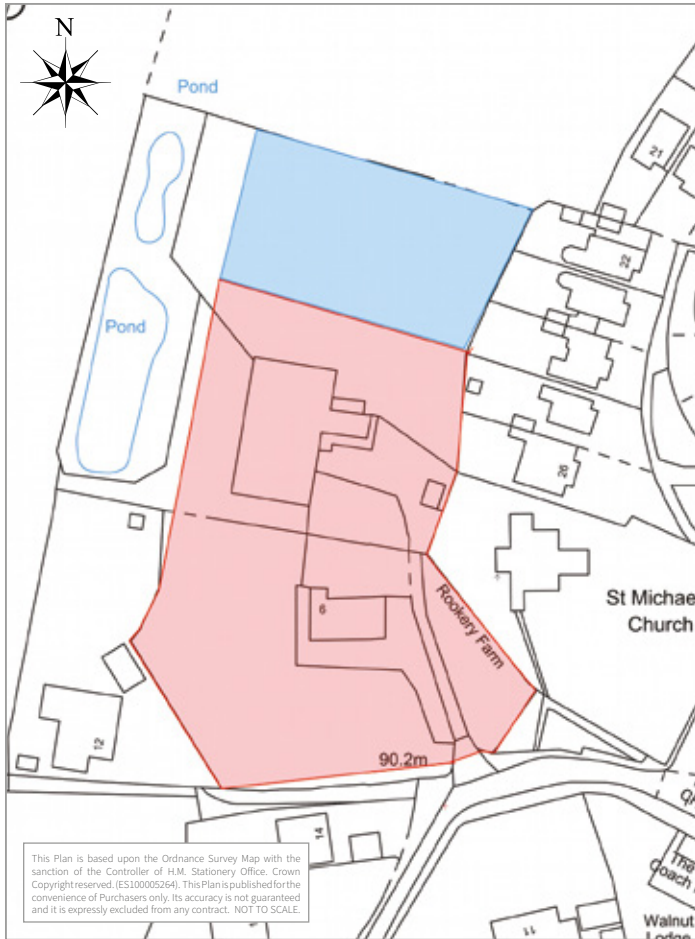
These are believed to be correct, but their accuracy is not guaranteed, and no claim can be admitted for any errors or discrepancies.

ADDITIONAL LAND

The area verged blue on the plan is available subject to satisfactory negotiations.

FURTHER ENQUIRIES & VIEWINGS

For further information and an appointment to view, please contact Richard Newey on 0116 2814931.



IMPORTANT NOTICES

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