

Freehold Exceptional Residential Development site extending
3.50 acres at New Haven, Rugby Road, Withybrook, CV7 9LN

HOWKINS &
HARRISON

Freehold Exceptional Residential Development New Haven, Rugby Road, Withybrook, CV7 9LN

Full planning permission for the development of a detached dwelling together with a triple garage and stables.

Extending to approximately 3.50 acres.

Features

- Set within 3.50 acres
- Architecturally design period style dwelling
- 3 car garage and home office
- Stable block and manège
- Total development extends to approximately 6000 sq.ft

Approximate Distances

- Withybrook – 0.5 miles
- Lutterworth – 8.5 miles
- Rugby – 8 miles
- Coventry - 10 miles
- Leicester – 19 miles
- Birmingham – 28 miles

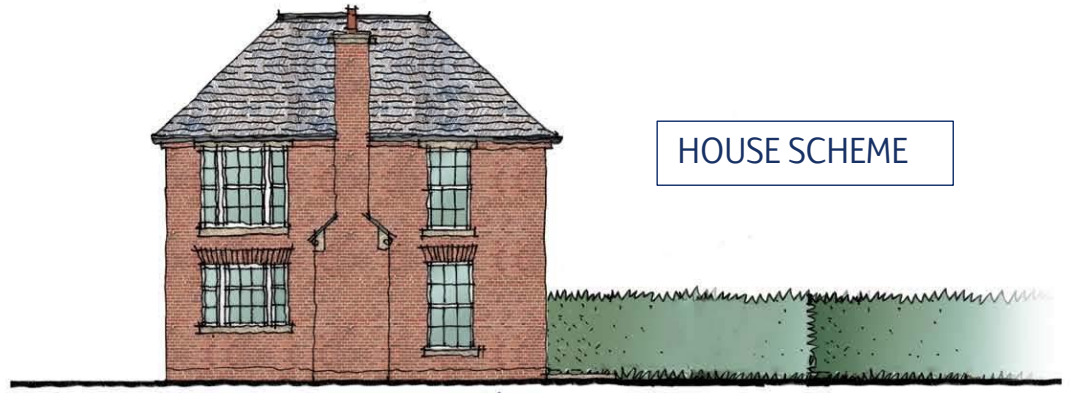
Coventry train station is approximately 9 miles west giving direct trains to Birmingham New Street in under 30 minutes & London Euston in 1 hour 10 minutes.

- M6 Junction 2 – 4.5 miles
- M69 Junction 2 – 4.5 miles
- M1 Junction 20 – 8 miles





SOUTH ELEVATION



HOUSE SCHEME

EAST ELEVATION



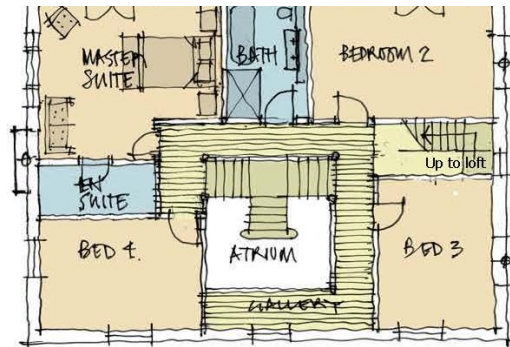
NORTH ELEVATION



WEST ELEVATION

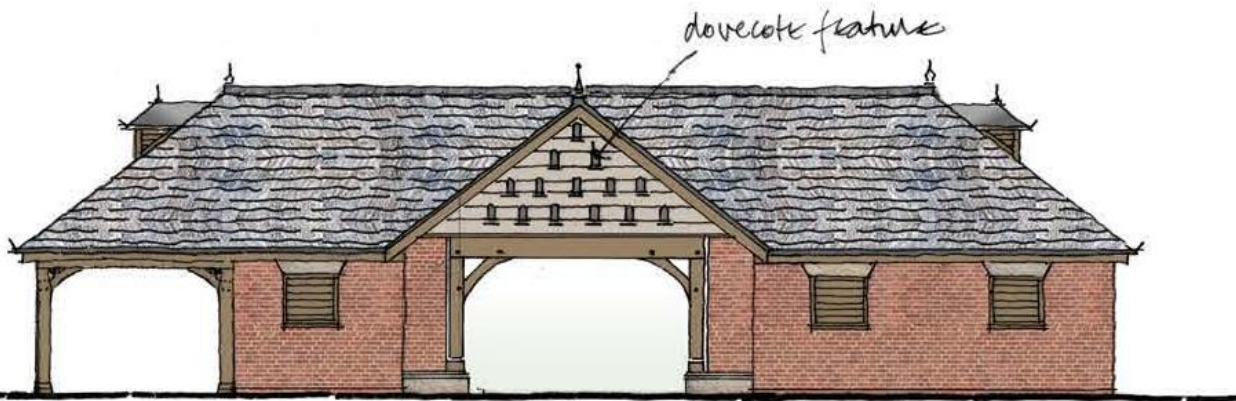


GROUND FLOOR

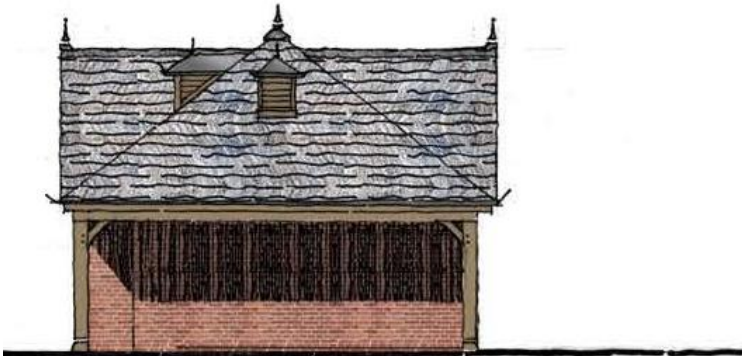


FIRST FLOOR

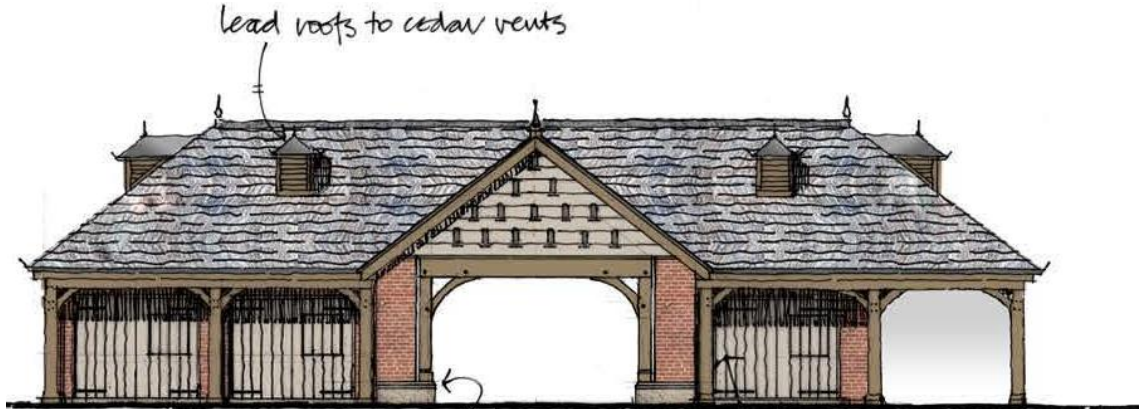
STABLES SCHEME



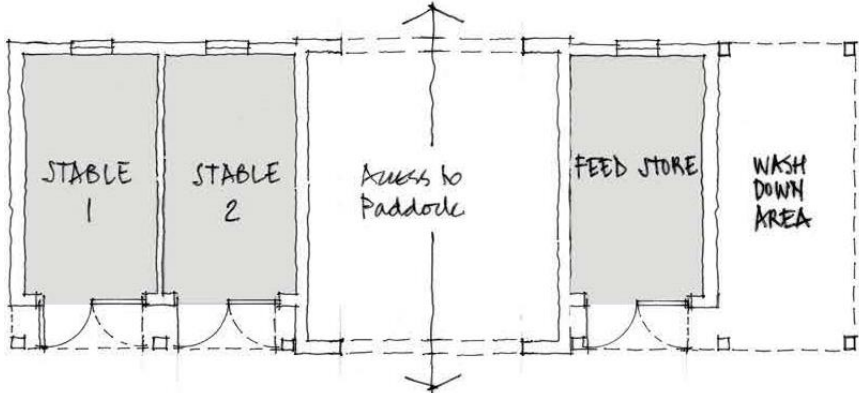
WEST ELEVATION



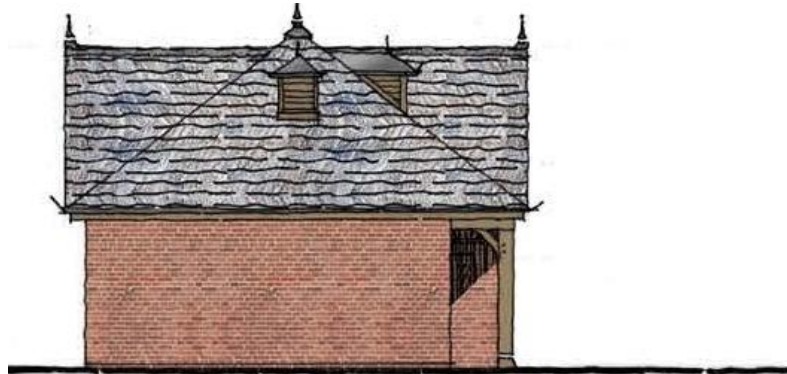
NORTH ELEVATION



stone plinths
timber doorway & ventilator pan with galvanised frames by equestrian specialist



GROUND FLOOR



SOUTH ELEVATION



SITE LAYOUT - CONCEPT

GARAGE SCHEME



NORTH



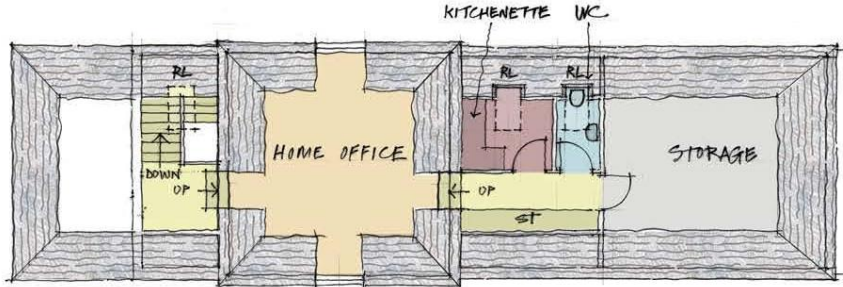
EAST



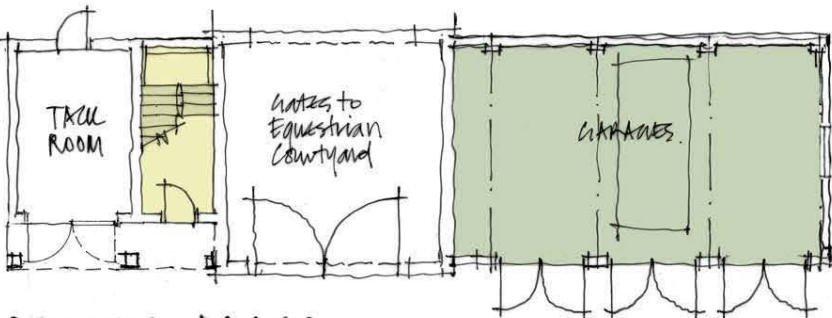
WEST



SOUTH



ROOF FLOOR



GROUND FLOOR



Accommodation

The accommodation is set over two storeys with an additional loft space which subject to planning could provide further accommodation.

The main lobby leads to the hall which opens to the free-standing t-shaped staircase with rooms off to the sitting room and open plan kitchen dining room. From the kitchen access to the substantial drawing room can be gained via sliding doors. Further sliding doors lead back to thorough the sitting room, giving a 360° access to the ground floor. Both the kitchen and drawing room includes doors to the rear allowing access to the private garden.

The first floor comprises of the master bedroom complete with en suite. There are three additional bedrooms and a family bathroom. Stairs leads to the loft area which could offer additional accommodation.

The ground floor of the garage includes three bays, access to the equestrian courtyard via the gated archway and a tack room. The first floor includes a home office, complete with kitchenette and w/c together with storage space.

The single storey stable block includes covered wash down area, two loose boxes and feedstore. Situated in the centre of the building is an archway which gives access to the paddock situated to the rear and manège to the front.

The site extends to approximately 3.5 acres in total with access directly off the Rugby Road.

General information

The existing site includes a detached dwelling together with a concrete and hardcore yard which extends to approximately 1.92 acres. The remaining 1.58 acres or thereabouts is down to permanent pasture with a pond situated in the centre of the paddock. The property is bordered by post and rail fencing along the western boundary with mature hedgerows and trees on the southern and eastern boundaries. Palisade fencing and secure gates run along the northern boundary adjacent to the highway.

The site was used previously for a commercial basis which has since ceased to operate.

Planning

The planning permission was granted by Rugby Borough Council reference number R20/0981 in December 2020. The permission includes 24 conditions associated with the construction of the development all of which can be found in the decision notice, which is included in the data room.

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.

Method of Sale

The property will be offered for sale by private treaty. The vendors will only consider unconditional offers.

Rights of Way

It is believed there are no public rights of way which affect the property.

Services

It is believed the services are connected to the original house in situ, although the adequacy of these have not been tested.

Data room

Access is available on request from the agents to the data room, which includes the planning permission, Land Registry plans and elevation plans.

Local Authority & Utility Companies

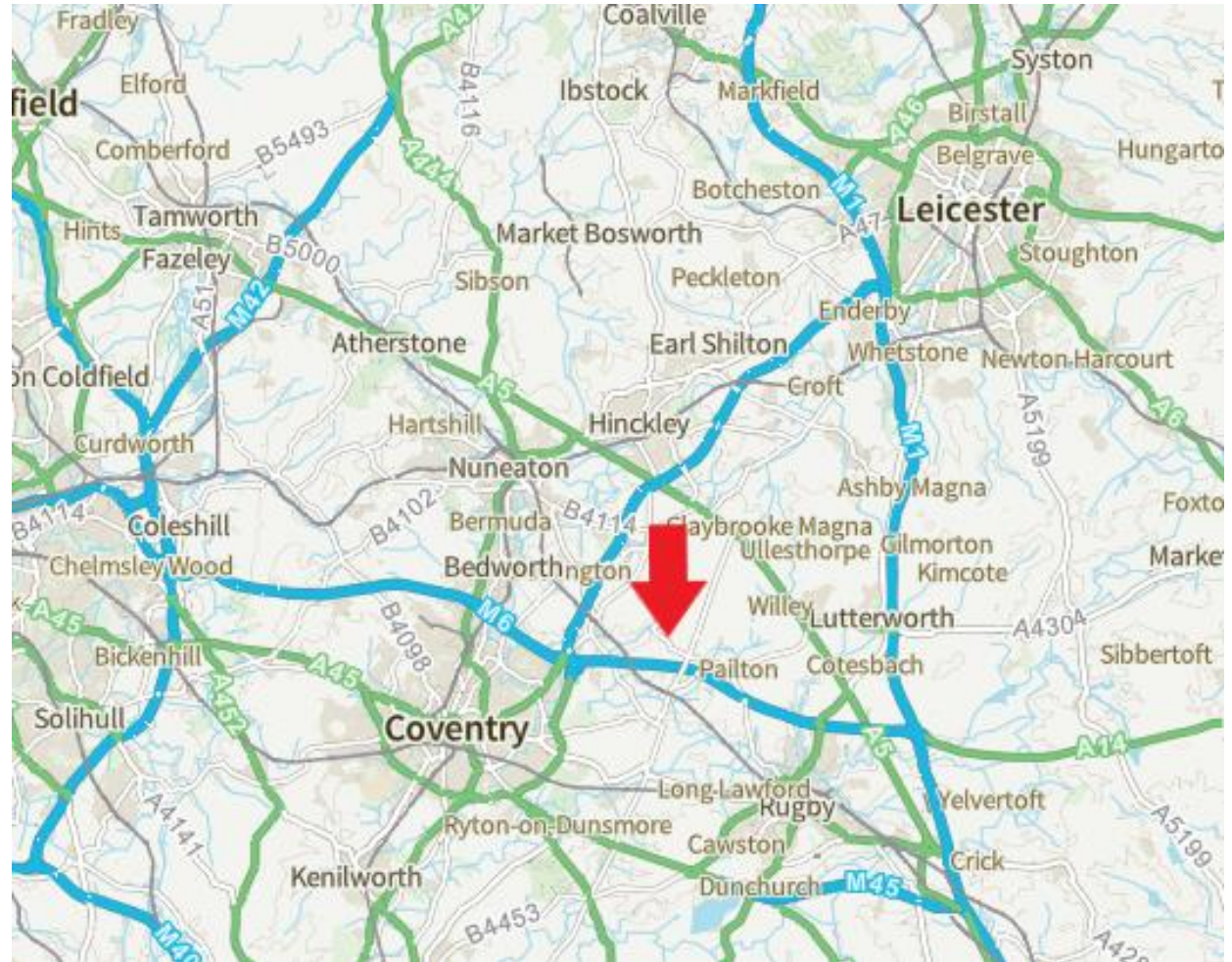
Rugby Borough Council tel 01788 533533

Wester Power Distribution tel 0800 096 3080

Severn Trent Water <https://www.stwater.co.uk/building-anddeveloping/house-developments/new-house/>

Viewing

Viewing at any time during daylight hours with a copy of the brochure to hand and prior approval from the agent Henry Martin (01788 564 680)



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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