



Land & Buildings at Muswell Leys  
Coalpit Lane, Willey, Warwickshire, Rugby, CV23 0SL

HOWKINS &  
HARRISON



# Land & Buildings at Muswell Leys, Coalpit Lane, Willey, Warwickshire, Rugby, CV23

A set of buildings (3,018 sq m) and hardstanding (1.97 acres) in a strategic location suitable for a variety of uses (STP) together with a block of agricultural land

Extending to in all 40.23 acres (16.28 hectares)  
For sale as a whole.

## Features

- Strategic location and excellent access
- Close to Magna Park and the A5 & M1
- Secure yard and land
- 3,018 sq m of steel frame buildings
- 1.97 acres of hardcore yard
- 35 acres of agricultural land

## Travel Distances

- M1 J20: 3 miles
- Lutterworth (Magna Park): 3 miles
- Rugby (DIRFT): 6 miles
- Hinckley (DPD): 8 miles
- Central London: 91 miles







## Location

The site is located south of Willey and can be accessed via a secure gated entrance off Coal Pit Lane, approximately 1 mile from the A5 at Magna Park. The A5 runs north to Junction 1 of the M69, and the M1 Junction 20 is 3 miles to the east.

The site benefits from excellent transport and links to regional and national distribution networks.

## Description

Muswell Leys comprises 3,018 sq m (32,500 sq ft) of steel frame buildings set within 1.97 acres of hardcore yard. The yard and buildings are situated in the centre of a block of agricultural land comprising 3 parcels of Grade 3 arable land extending to approximately 35.34 acres and currently down to temporary grass (1st year).

The agents believe that the yard and buildings have potential for a variety of other uses subject to obtaining the necessary planning consents.

## The Buildings comprise:

Building 1 is of a multi-gable steel portal frame building with three clear spans, corrugated sheet clad walls, and a part concrete floor. The roof is corrugated fibre cement sheet. Internal sheet partition walls and with four open fronted bays.

Building 2 is a steel portal frame building under corrugated fibre cement roofing with lean-to on the western side and hardcore floor. The six bays on the eastern side are open, with all other sides clad in corrugated steel with a galvanised finish.

Building 3 is a 25 bay, single-slope steel portal frame building with hardcore flooring. The roofing and walls (to the south and eastern sides) comprise of corrugated steel sheeting.

There are 3 containers incorporating office, store, and W.C.



Description	Area (sq m)	Area (sq ft)	Ridge Height (m)	Eave Height (m)
Building 1	864	9,300	6.50	4.70
Building 2	751	8,087	6.95	4.40
Building 3	1,403	15,096	4.7	4
Total	3,018	32,483		

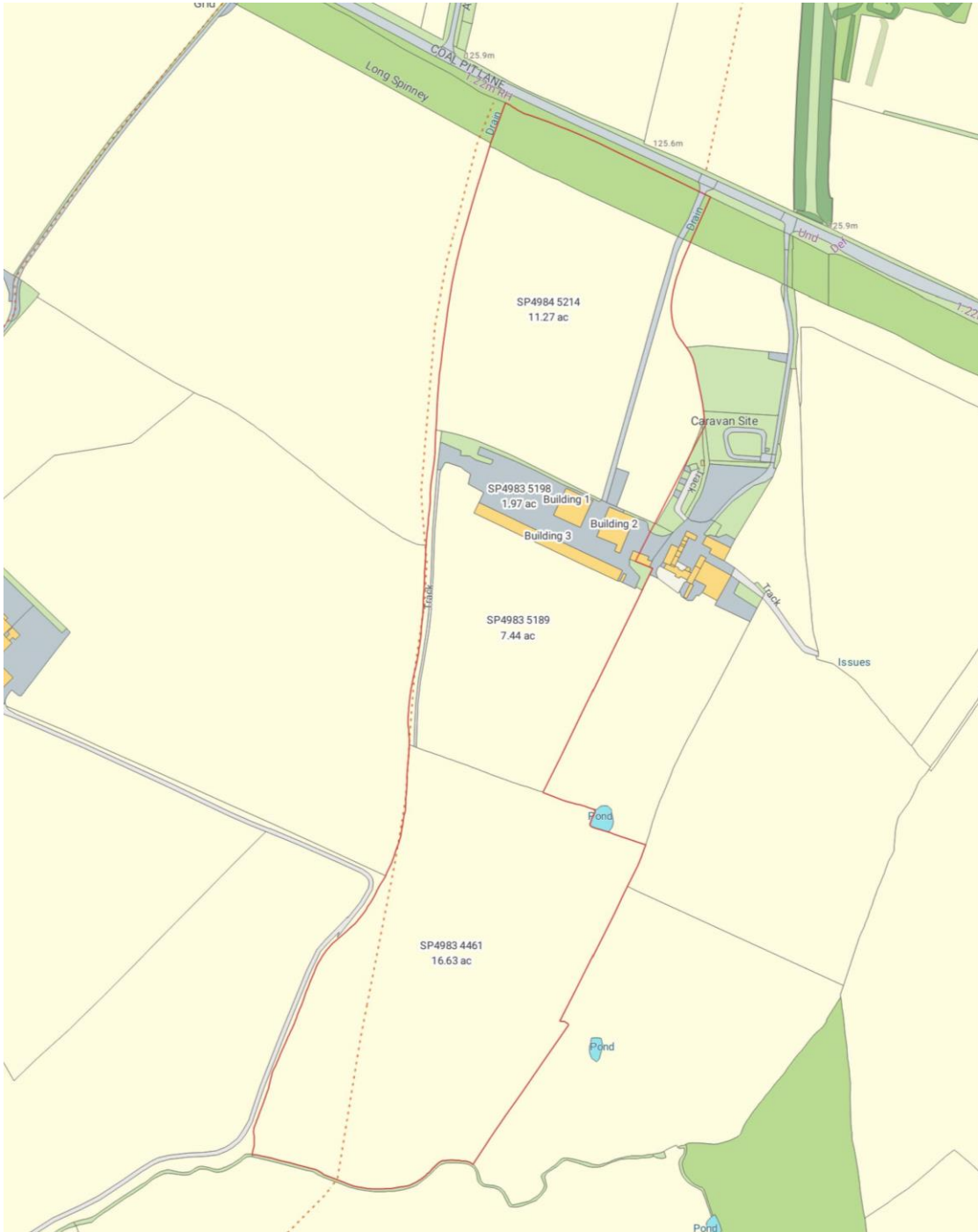
## Land

The property extends to in all about 40.23 acres (16.28 hectares) there is a 1.85-acre parcel of woodland situated on the roadside northern edge fronting the property, providing a screen from the road. The site boundary and field divisions comprise predominantly of mature hedgerows. The land can be shown edged red on the sale plan and is accessed off Coal Pit Lane via a secure gate.

The land has been in an arable and cereals rotation for many years and is currently down to 1<sup>st</sup> year temporary grass. The land is Grade 3 as per the Agricultural Land Classification Map, and the land is flat and drained. The land is bound by neighbouring agricultural land and Coal Pit lane to the north.

Sheet Id	Field Number	Description	Area (ac)	Area (ha)
SP4983	5198	Yard + Buildings	2.66	1.08
SP4984	5214	Temp Grass	11.27	4.56
SP4983	5189	Temp Grass	7.44	3.01
SP4983	4461	Temp Grass	16.63	6.73
SP4984	5627	Woodland	1.85	0.75
SP4984	6112	Track	0.38	0.15
		Total	40.23	16.28





## Services

We understand that the site benefits from single and three phase mains electricity and water, with drainage to a septic tank. Purchasers should make their own enquiries regarding the location of mains service supplies.

## Easements, Wayleaves and Rights of Way

Two gas pipelines cross the site, with the Alrewas to Churchover pipe (National Grid Gas) crossing over parcel number 5189 and another gas pipe crossing parcel number 5214 to serve Magna Park. Overhead electricity lines cross over the centre of the land. A footpath crosses parcel no. 4461 from the southern boundary to the field's north-western corner.

The land is sold subject to and with the benefit of all other easements, wayleaves and rights of way that may exist at the time of the sale whether disclosed or not.

## Sporting and Mineral Rights

Where Sporting and Mineral Rights are owned, they will be included in the sale.

## Tenure

The land is being sold Freehold from Title Number: WK456576.

## Rural Land Register

The land is registered with the Rural Land Register and the fields will be transferred to the purchaser upon completion. The vendors will retain the historic element of the Basic Payment Scheme. The land is not within a CSS Mid-Tier or SFI scheme.



## Plan, Area and Description

These are based on the Ordnance Survey and Rural Land Register data and are there for reference only.

The plans, 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.

## Method of Sale

The property will be offered for sale by private treaty and interested parties should submit their offers to the agent's Rugby office.

The vendors will consider other sale options and reserve the right to offer the property for sale in any order other than that described in these particulars, to sub-divide, amalgamate or withdraw the property from the sale without prior notice.









## Vendor Solicitor

Jeremy Wakefield, Wartnaby Hefford Solicitors, 44 High St,  
Market Harborough LE16 7AH

Tel: 01858 463322 | Email: [jeremy@wartnabyhefford.co.uk](mailto:jeremy@wartnabyhefford.co.uk)

## Local Authorities

Rugby Borough Council Tel: 01788 533 533

Warwickshire County Council Tel: 01926 410410

Western Power Tel: 0800 6783 105

Severn Trent Water Tel: 03457 500 500

## Viewing

Strictly by prior appointment through the agent's Rugby office  
on 01788 564680, or email

[rurural@howkinsandharrison.co.uk](mailto:rurural@howkinsandharrison.co.uk).

## What3Words

Gate: /// ///uncouth.yoga.suspect

## Anti Money Laundering Regulations

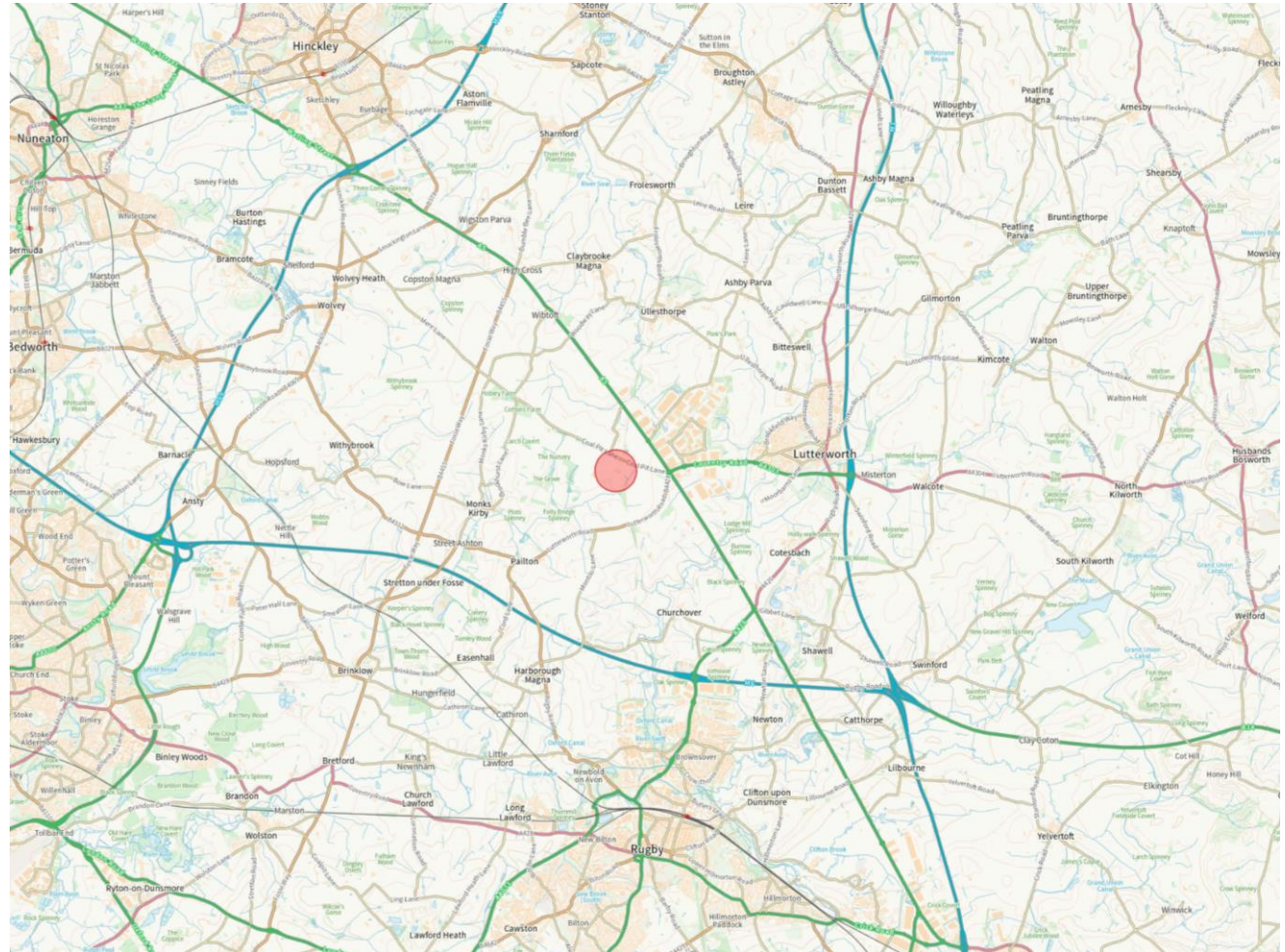
Under the Money Laundering Directive (S12017/692) we are required to take full identification (e.g. photo ID and recent utility bill as proof of address) from a potential buyer before accepting an offer on the property. Please be aware of this and have the information available.

## Photographs

The photographs were taken in April 2024.

## AMC

If you would like to discuss financing a purchase of agricultural land, please speak to one of our AMC agents (James Collier or Andrew Pinny) who will be happy to discuss this with you and make an introduction to AMC on your behalf.



### 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.

### Howkins & Harrison

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