



Development Site for Pair of Two-Storey Dwellings  
off Avon Street, Clifton Upon Dunsmore, Rugby, CV23 0DQ

HOWKINS &  
HARRISON

## Land off Avon Street, Clifton Upon Dunsmore, Rugby, CV23 0DQ

A development site with consent for the construction of a pair of semi-detached properties with a GEA of 1,560 sq.ft (145sqm).

Site Area: 364 sqm (0.09 acres)

For Sale by Public Online Auction.

Freehold Residential Development opportunity situated on the edge of Clifton Upon Dunsmore, Rugby, with views over open fields to the east.

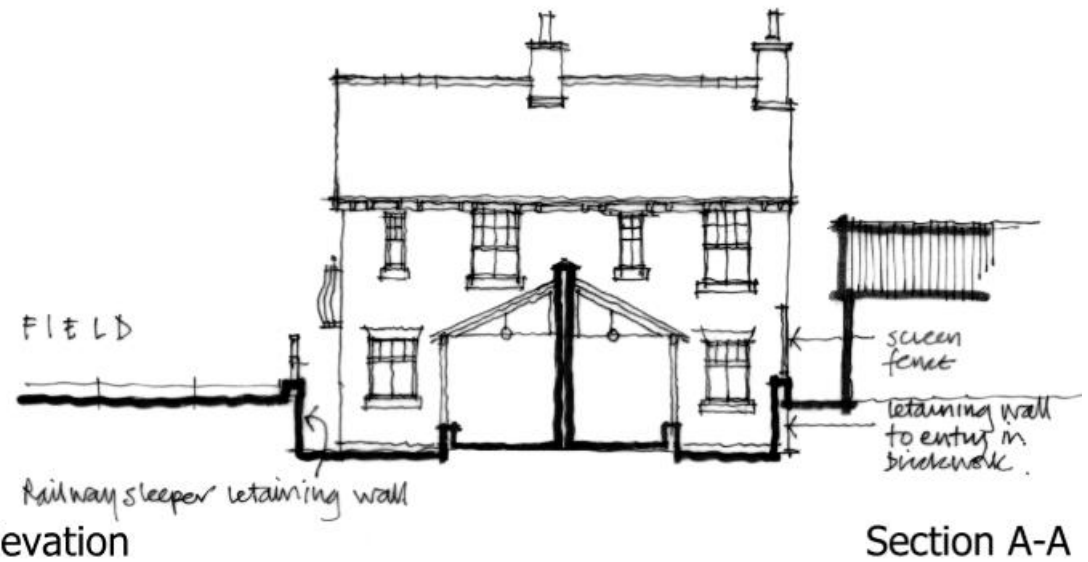
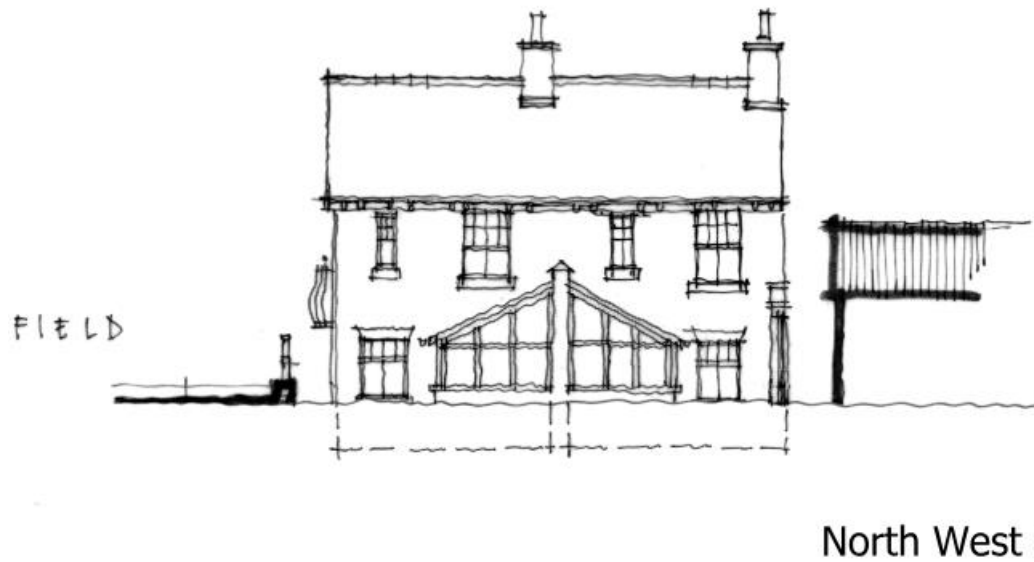
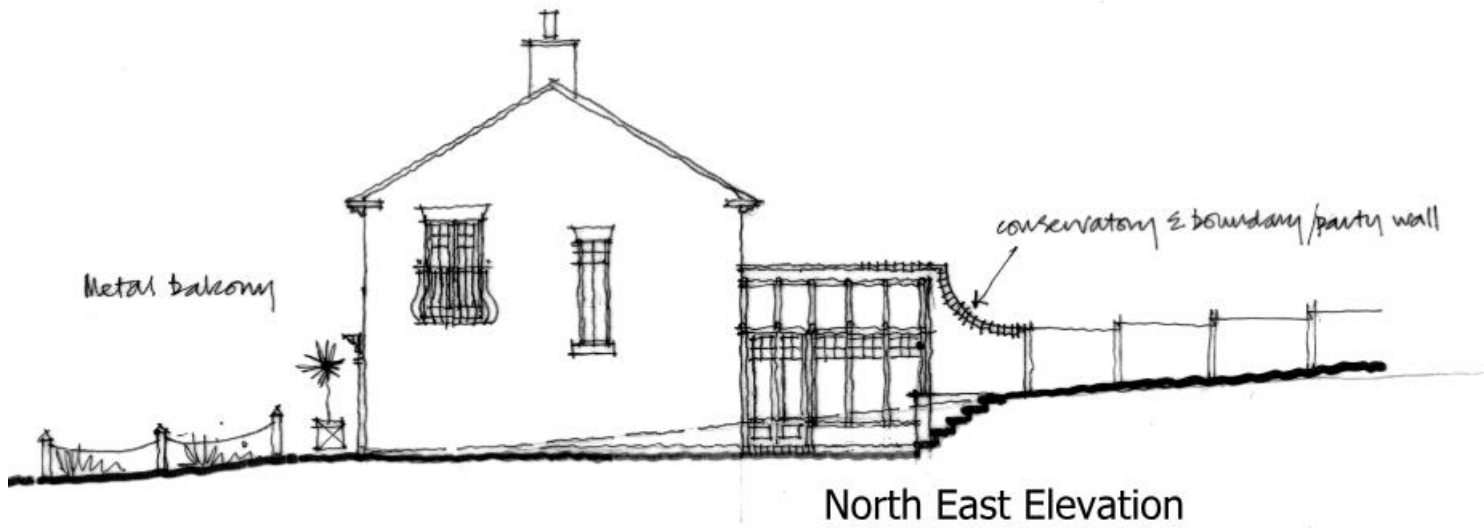
An opportunity to acquire a site which has the benefit of a commenced full planning permission (ref: R18/0847) for the erection of 2no. self-build/custom-build 2 bed semi-detached homes, and as drawn (as a guide only), are circa 780 sq.ft each.

The site area extends to 0.09 acres (0.04 ha) or thereabouts.

### Distances:

- Rugby – 2 miles
- A5 – 1.75 miles
- M6 J1 – 2 miles





## Situation

The freehold site is situated between Rugby and the popular village of Clifton Upon Dunsmore, located on the northern side of Avon Street. Clifton Upon Dunsmore is a popular village on the edge of Rugby and the site is well located in close proximity to the A5 and the A426, which provide easy access to the M1 (Junction 19) and M6 (Junction 1).

With the town centre being just 2 miles from the Avon Street site, Rugby town is also within easy reach the site, which offers a wide range of everyday amenities and facilities; including mainline rail services, public houses, shops, and schools.

## Planning

Full planning permission was granted by Rugby Borough Council, Ref. R18/0847 and approved on 10th October 2018, for the erection of 2no. two-storey semi-detached self-build/custom-build dwellings.

Since permission was granted, all precommencement conditions have been met (as confirmed by the council) and the permission now extant. The site is ready for the digging of footings/drainage, with the following works having been completed:

- Soil testing, results and clearing where required
- Ground preparation excavations to level the site
- Noise requirement reports
- Additional detailing drawings for the properties

A copy of the email confirming the meeting of the application's precommencement conditions is included within the auction pack.





Private  
No  
Parking

## General Information

### Tenure & Possession

The property is offered for sale freehold with vacant possession.

### Services

It is believed that mains water, drainage and electricity are available in close proximity to the site.

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.

### Rights of Way/ Encumbrances

The property is accessed via a shared private road which includes third party rights to services and access. Further details can be found on the title register.

### Plan, Area & Description

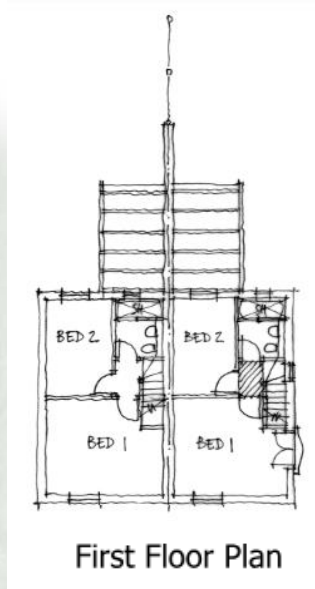
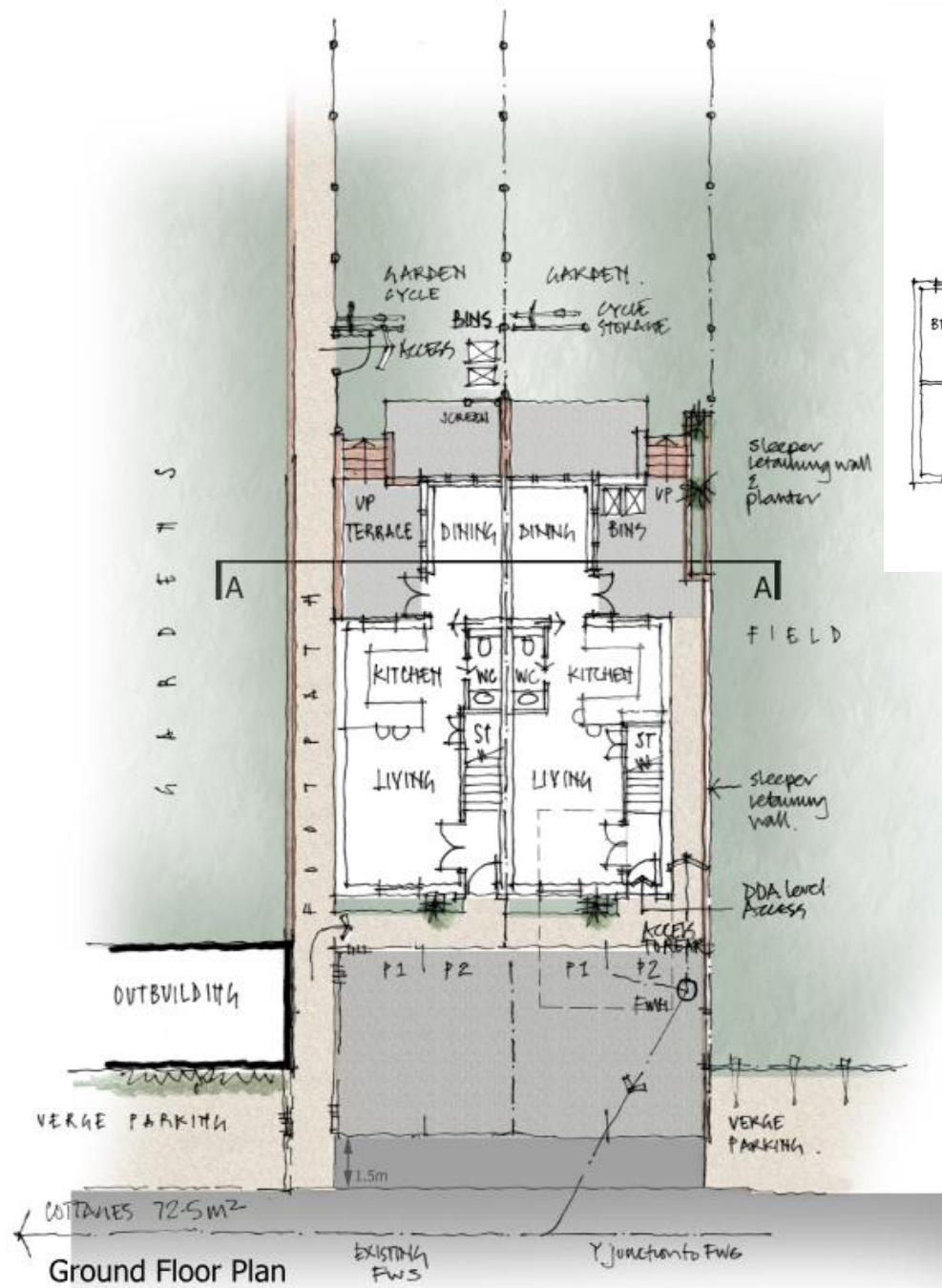
The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

### Title Number

The land is registered under title number, WK375586.

### Auction Terms

The property is for sale by online auction. All details, terms, conditions and contract pack are available on our website.



First Floor Plan



## Auction Pack

The auction pack will contain the following information:

- Full planning permission
- Conditions information & precommencement confirmation email
- Approved full planning permission site and location plans
- Supporting reports submitted as part of full application
- Land Register
- Land Registry Title Plans
- Contract
- Transfer
- Local searches
- Water & Electricity searches

## Online Auction Access

Please visit the Howkins & Harrison website ([howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)), click 'Auctions' in the main heading menu then 'Online Auctions'. To bid; click 'Register' and verify your email address. Should you be successful in the purchase of this property, the following payments are due upon exchange:

£5000 (incl VAT) is taken from the registered card (on the fall of the hammer) and is apportioned as follows:

- Auctioneers Buyers Premium - £1,800 (inc VAT)
- Auction Platform Fee - £1,980 (inc VAT)
- £1,220 towards deposit.

The remainder of the 10% deposit of the purchase price is due by 12pm the next working day.

The purchaser is subject to the following payments upon completion:

- Balance of the purchase price
- Search fees to a maximum of £580.04 (inc VAT)
- Administration fee - £480 (inc VAT).

Full terms and conditions for the online auction are available on our website.

## Anti Money Laundering Regulations

Under the money laundering directive (S12017/692) we are required under due diligence as set up under HMRC to take full identification (e.g. photo ID and recent utility bill as proof of address). When a potential purchaser submits an offer for a property, please be aware of this and have the information available.

## Local Authority

Rugby Borough Council: 01788 533533

Warwickshire County Council: 01926 410410

Severn Trent Water: 0345 7500 500

National Grid: 0800 096 3080

## Viewing

Viewings are unaccompanied during daylight hours, within reasonable times, with a copy of the brochure to hand. For more information, please contact the Rugby Office on 01788 564680.

## Contact

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alex.brown@howkinsandharrison.co.uk | 01788 564674

## Vendor Solicitor

Siobhan Caines

Penmans Solicitors LLP

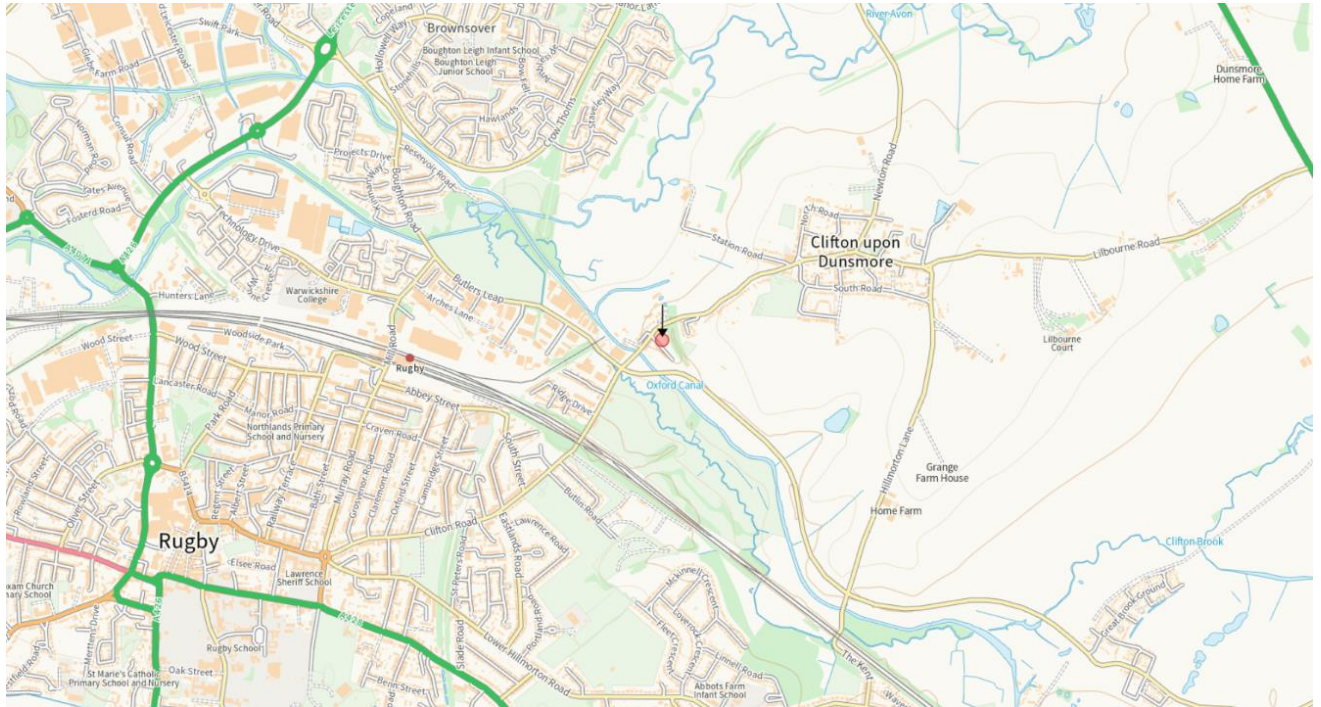
30-32 Warwick Road,

Kenilworth,

CV8 1GW

E: Siobhan.Caines@penmanssolicitors.co.uk

T: 01926 858222



### 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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