



Residential Building Plot
Land at 1 Caldecott Street, Rugby, CV21 3TH

HOWKINS &
HARRISON

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A commenced residential building plot for a two/three-bedroom end-of-terrace house (subject to planning), within a popular residential area of Rugby, Warwickshire.

Extending to 0.05 acres (185.45 sq.m)

Key Features

- Development Opportunity
- Prime Residential Location
- Commenced Building Plot
- Extending to approximately 1,996 sq.ft

For sale by Online Public Auction on
Wednesday 22nd October 2025 at 12pm.

Location

The land is situated with direct frontage onto Caldecott Street, 0.5 miles from the centre of Rugby town.

Rugby town offers a broader range of high street shops, independent retailers, restaurants, bars, and leisure facilities. Schooling is available at Bawnmore School, Bilton Junior School, and Rokeby, with independent options at Crescent School and Bilton Grange Preparatory School. Secondary education is available at Harris Church of England Academy, Bilton School, Rugby High School for Girls and Lawrence Sheriff in nearby Rugby.

The property is also very well positioned for the commuter with easy access to the M1/M6 and M45 motorway networks. It is also a short drive from Rugby train station which operates mainline services to London Euston in less than 50 minutes.



Planning

A previous owner knocked down the existing residential property and began work on a new 2/3 Bed property without the benefit of planning permission. Work had started on a cellar, with the foundations having been completed.

Rugby Borough Council (who are aware the plot is for sale) have provided written confirmation to the current owner that they would be in support for a like-for-like rebuild, stating that:

'the site lies within the urban area of Rugby one of the most sustainable parts of the Borough where the principle of development is acceptable, subject to other material planning considerations being satisfactorily addressed.'

Interested parties are advised that all enquiries relating to planning should be directed to Rugby Borough Council. The agent cannot provide any planning advice other than what is written in these particulars



Rights of Way/Encumbrances

The site is adjacent to the Public Footpath which runs parallel to the plots along the southern boundary. The property is sold subject to and with the benefit of all rights of way, easements and wayleaves that may exist over the property whether disclosed or not, including a right of way for the benefit of 3 Caldecott Street as set out on the registered title register and plan WK242038

Online Auction Access

Please visit the Howkins & Harrison website (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:

£5,000 (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. We would advise you have a solicitor instructed prior to the auction end date to deal with funds upon exchange.

The purchaser is subject to the following payments upon completion:

- Balance of the purchase price
- Search fees - £642.94 (inc VAT)
- Transfer fee - £195 (plus VAT).
- Administration fee - £420 (plus VAT).

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



Services

We assume mains services are in the road. Purchasers should note that it is their specific responsibility to make their own enquiries to the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services. The cost of providing such services to the site will be at the purchasers own expense

Anti-Money Laundering Regulations

Under the money laundering directive (SI2017/692) 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.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

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.

Auction Terms

The property is for sale by online auction on Wednesday 22nd October 2025 at 12pm.

All details, terms, conditions and contract pack are available on our website.

Viewings

Viewings are unaccompanied during daylight hours, within reasonable times, with a copy of the brochure to hand. Neither the vendors or the agents are responsible for the safety of those viewing the property, and persons taking access do so entirely at their own risk.

Please inform Howkins & Harrison, the selling agents, of timings for proposed viewings.

What3Words

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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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