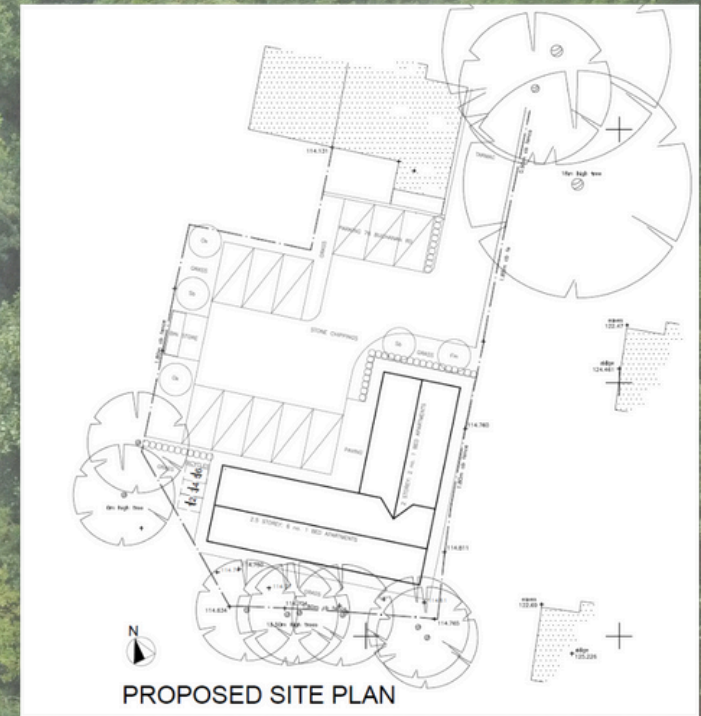




Residential Development Site
Land Behind 76 Buchanan Road, Rugby, Warwickshire, CV22 6AZ

HOWKINS &
HARRISON

Residential Development Site

Land Behind 76 Buchanan Road, Rugby, Warwickshire, CV22 6AZ

Guide Price £290,000

A unique development opportunity to acquire a residential development site with full planning approval for the erection of a 2.5 storey and 2 storey apartment block in a sought after location, close to Rugby Town Centre. The proposed property will comprise 8 one-bedroom apartments, with 8 associated off road parking spaces.

Features

- Development opportunity
- Full Planning permission for 8 x 1 bed flats
- Sought after location
- Freehold residential site
- Planning Reference: R18/O830
- 8 parking spaces

Location

Buchanan Road is a highly sought after location situated in the central-south part of Rugby, within close proximity to the Town Centre. Local amenities are available within walking distance and include a Co-op store, Saunbury's superstore and post office. 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.

Description

The area for development is situated within the rear garden of the existing residential property at 76 Buchanan Road. The site itself extends to approximately 0.18 acres, can be accessed from Buchanan Road and is surrounded by residential properties and gardens.



FRONT



REAR



SIDE



SIDE

Planning

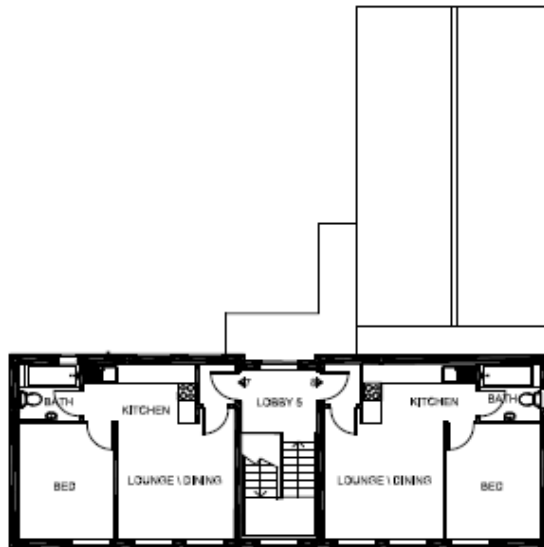
The site has previous planning permission (reference number R18/O830) for the erection of a 2.5 storey apartment block to provide 8 one-bedroom apartments with parking. Work has commenced on site, as the footings have been dug, and the planning permission is considered extant. There are a number of conditions attached to the outline planning permission and it is the responsibility of the purchaser to ensure they are familiar with these conditions.

According to the scaled plans, the accommodation comprises the following approximate NIAs:

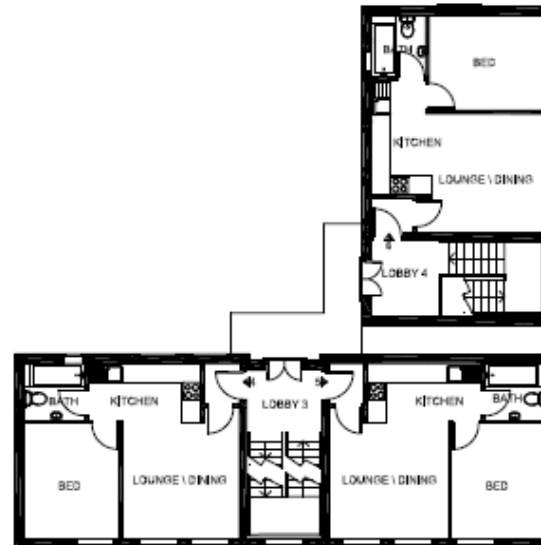
- 5 x 42 sq.m flats (452 sq.ft)
- 3 x 57 sq.m flats (614 sq.ft)

Tenure

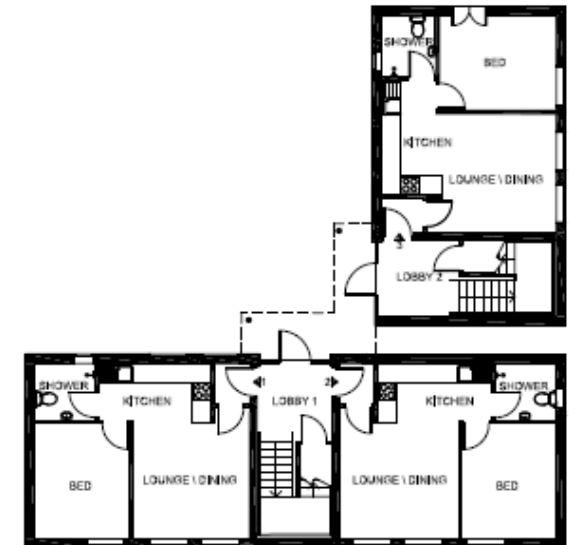
The site is offered for sale freehold.



SECOND



FIRST



GROUND

Services

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.

Rights of Way/Encumbrances

We have assumed that full rights of access are enjoyed and that no third parties enjoy any rights over the property. It is assumed that the property is not subject to any onerous or unusual covenants. Your solicitors should confirm that there are no onerous restrictions or obligations as part of the due diligence process.

VAT

It is the intention of the vendors to charge VAT in addition to the purchase price.

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.

Method of Sale

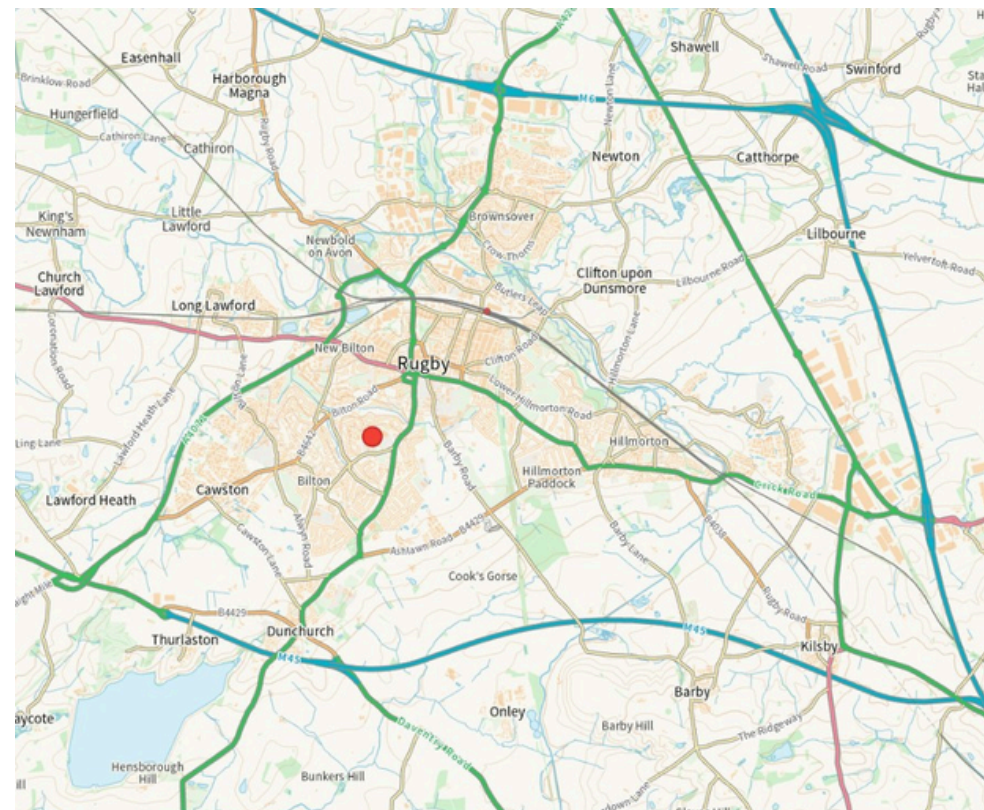
The land will be available for sale by private treaty.

Viewing

Strictly by prior appointment with Sole agents Howkins & Harrison LLP. Please contact 01788 564678.

Anti Money Laundering

To enable us to comply with Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale. We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.



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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