



20 Old Milverton
Leamington Spa, CV32 6SA

Guide Price £250,000

gp

GODFREY-PAYTON
CHARTERED SURVEYORS

A rare opportunity to acquire a potential residential development site in the village of Old Milverton yet close to the local centres of Royal Leamington Spa and Warwick.

Key Features:

- Traditional detached two-bedroom cottage suitable for renovation, extension or re-development.
- Potential residential development plot (subject to the necessary consents).
- Gross site area of approximately 661.46m² (7119.88 ft²).
- Located in a sought after semi-rural hamlet east of Warwick and west of Leamington Spa.
- Secured Lawful Development Certificate for the proposed erection of a single storey extension and detached garage – W/23/0870.

Description:

20 Old Milverton is a two-bedroom detached cottage that sits within a sizeable plot extending to circa 661m². The property offers the opportunity to renovate, extend or re-develop and has recently been granted a Lawful Development Certificate for an extension and detached garage.

Location:

20 Old Milverton is located to the southeast of Old Milverton, a hamlet in Warwickshire, and is well placed for easy access to both Warwick and Leamington Spa. The site benefits from excellent transport links to include the M40 motorway corridor and local railway stations.

General Remarks & Stipulations:

Services:

Mains water, drainage and electricity are understood to be connected to the property. Heating is by means of electric storage heating.

Access:

The site is accessed off Old Milverton Road.

The Property & Planning Status:

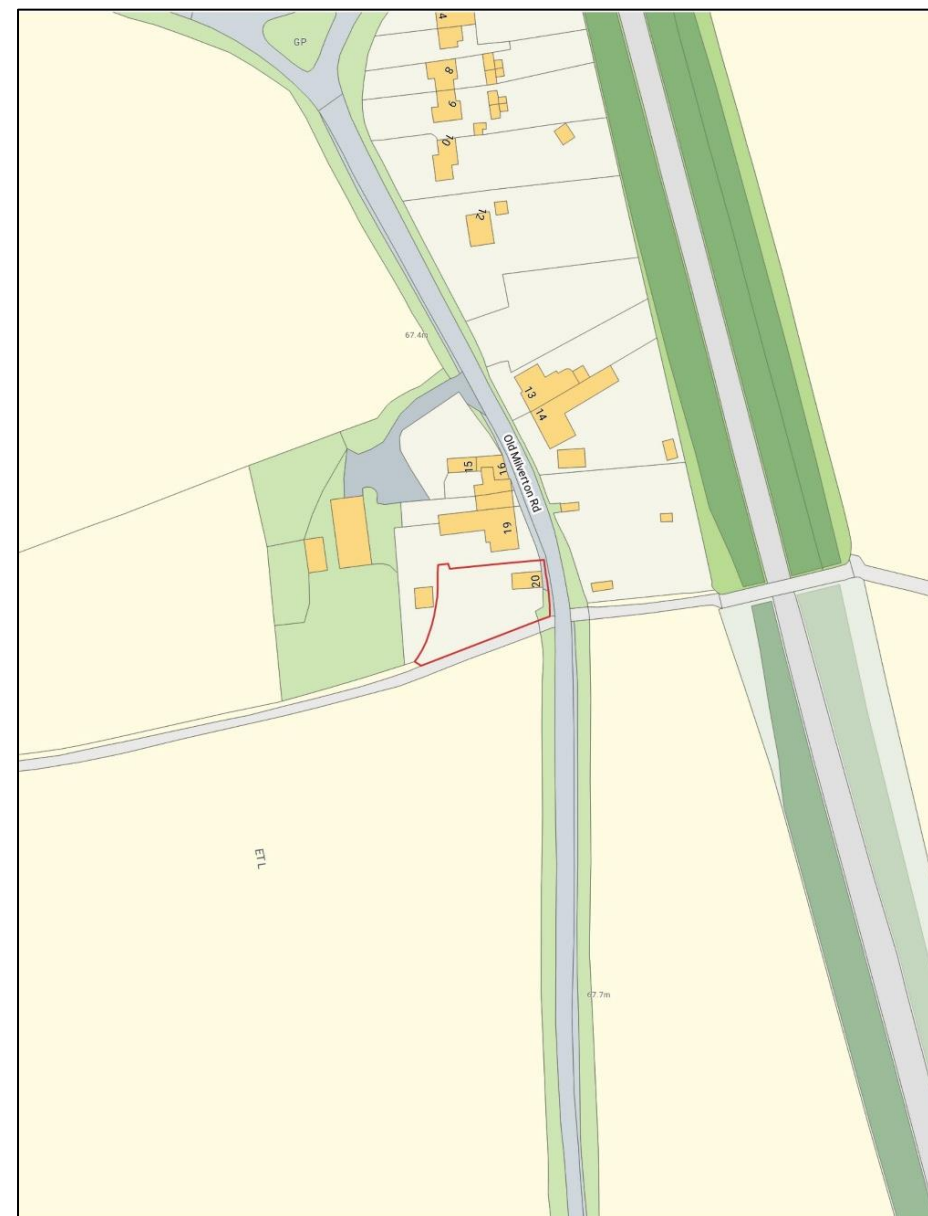
The property falls within the Warwick District Local Plan and has a Certificate of Lawful Development under planning reference W/23/0870 for the proposed erection of single storey side extension and detached garage granted on 10 August 2023.

Interested parties are advised to review the Local Plan. Further enquiries should be made to the district council planning department.

Tenure:

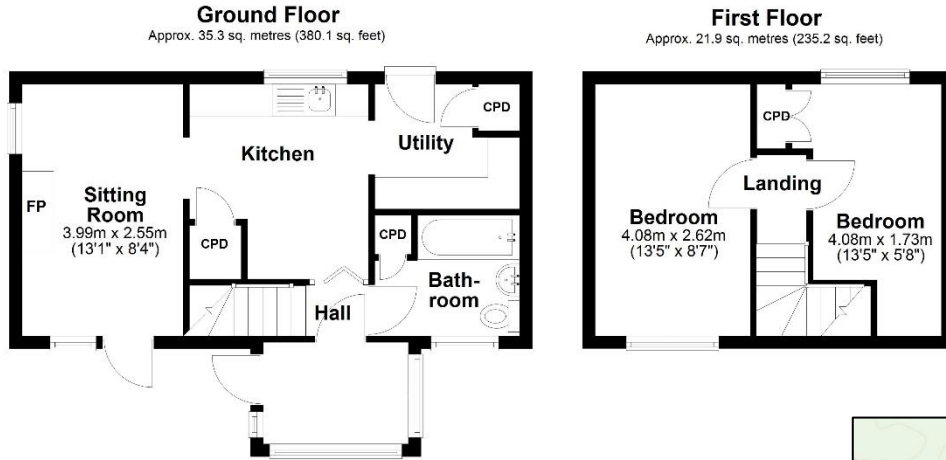
The property will be sold freehold with vacant possession provided upon completion.

Sale Plan



The site is outlined in red on the plan for reference only. The red lines are for identification purposes and should not be relied upon. The freehold land offered for sale is registered under Land Registry Title Number WK503855.

Existing Floor Plan



Total area: approx. 57.2 sq. metres (615.3 sq. feet)

Restrictions:

The property will be sold subject to a restrictive covenant, limiting the number of dwellings to one.

Local Authority:

Warwick District Council, Town Hall, Parade, Leamington Spa, CV32 4AT

Tel: 01926 450000

Method of Sale:

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

Viewings:

Viewings are by appointment only through the agent's Warwick office on 01926 49251.

Council Tax Band - E

Directions:

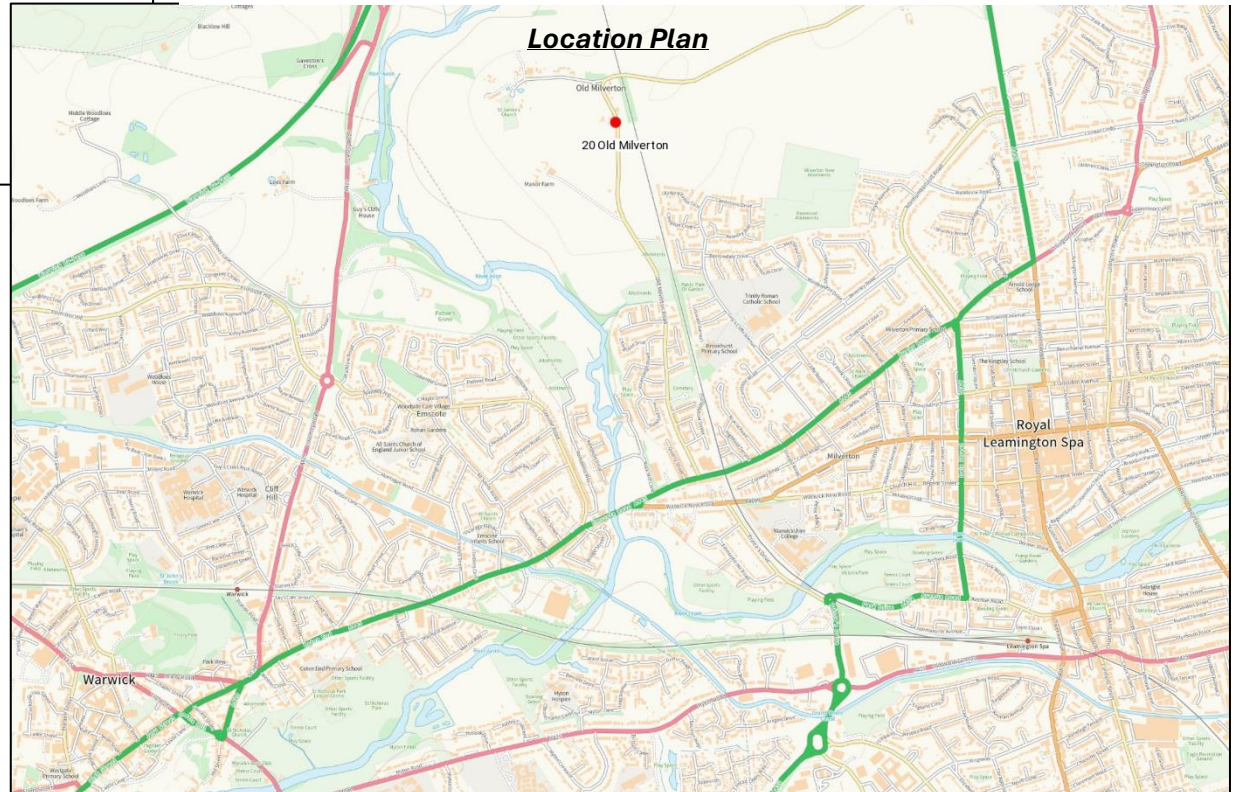
what3words location - ///drove.bless.answer

Council Tax Band - E

EPC:

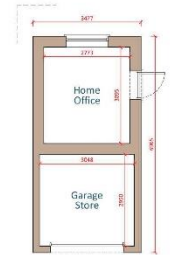
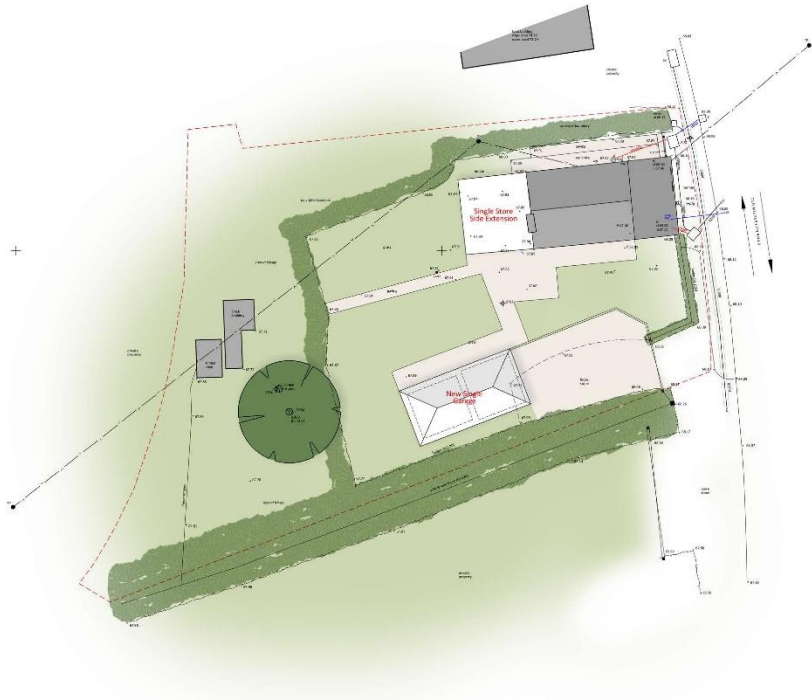
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 115 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 22 F | |
| 1-20 | G | | |

Location Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation of warranty in respect of the property.

Plans permitted under W/23/0870



Proposed Ground Floor Plan
Scale 1:50



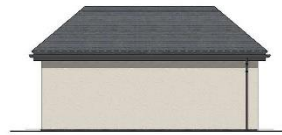
Proposed Front Elevation
Scale 1:50



Proposed Side Elevation
Scale 1:50



Proposed Rear Elevation
Scale 1:50



Proposed Side Elevation
Scale 1:50



Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50



Proposed Side Elevation
Scale 1:50



Proposed Front Elevation
Scale 1:50



Proposed Side Elevation
Scale 1:50



Proposed Rear Elevation
Scale 1:50