



Land Adjacent To A46 Warwick Bypass, Warwick Bypass, Warwick, West Midlands CV35 8RH

Freehold Development Opportunity

- ▶ **Guide price of £250,000 per acre**
- ▶ **Site area of 3.83 acres (1.55 Ha)**
- ▶ **Average Daily Traffic Flow of 62,000 vehicles (c.31,000 northbound)**
- ▶ **Development potential for a variety of uses, subject to relevant planning consents**

For enquiries and viewings please contact:



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Location

The site is located along the A46 northbound, connecting Junction 15 of the M40 to Warwick, approximately 1 mile to the north. Warwick is a large, historic market town south east of Birmingham with a population of approximately 37,250 and adjoins with Royal Leamington Spa. The A46 has an annual daily traffic flow of 62,000, with c.31,000 of these vehicles travelling northbound directly passed the subject site.

There are a number of key trading locations surrounding Warwick including Tournament Fields, Budbrooke and Wedgnock Industrial Estates. These estates include a number of national occupiers including Volvo, West Midlands Ambulance Service, McDonalds, Euro Car Parts and IBM.

The southbound services are opposite the site with occupiers including BP, M&S Simply Food with Wild Bean Cafe concession and a Starbucks drive thru.

Description

The site comprises greenfield land adjacent to an existing BP petrol filling station and Starbucks Drive Thru on the southern side of the services.

The site has a prominent c.315ft frontage to the A46 and is accessed via the existing PFS.

Accommodation

	Hectares	Acres
Total	1.55	3.83

Planning

There is currently no planning permissions for the site however, the site lends itself to a number of alternative uses and developments due to its strategic roadside position (Subject to obtaining the relevant planning consents).

Tenure

The land is available to buy with vacant possession.

Price

Guide price of £250,000 per acre

Legal Costs

Each party is to bear their own legal costs incurred.

Viewings

The existing petrol filling station is operational and therefore viewings are by appointment only with sole agents Innes England;

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Information Pack

Further information is available from the agents including;

- Title Plan
- Title Register
- Flood Risk Information

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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