



Development Site at Montilo Lane, Pailton,  
Rugby, Warwickshire CV23 0HD

HOWKINS &  
HARRISON

# Development Site at Montilo Lane, Pailton, Rugby, Warwickshire CV23 0HD

A freehold residential development site in a rural setting with permission under General Permitted Development (Class MA) for Change of Use to 10 residential properties (approximately 1,062 sq.m / 11,435 sq.ft GIA).

Site area extending to approximately 1.47 acres

## Situation

The site lies to the north of Rugby (5 miles) and the west of Lutterworth (6 miles), approximately 2.5 miles off the A5 Lutterworth/Magna Park junction between the villages of Pailton and Harborough Magna. Junction 1 of the M6 is approximately 6 miles away with the M69 9 miles to the north. Coventry is 12 miles to the west, with Birmingham 36 miles away. Rugby train station provides a direct route to London which at its fastest takes approximately 1 hour.





## Description

The site extends to approximately 1.47 acres of level ground and was previously used as the buildings for the NATS office site, but these buildings have been empty for a number of years.

Permission has been obtained to change the use of the buildings and land within their curtilage from office use Class E to 10 no. dwellinghouses Class C3 under Class MA.

Based on the approved drawings there is approximately 1,062 sq.m of gross internal development area (11,435 sq.ft).

## Planning

Planning permission was obtained on 8th November 2021 under reference R21/0937 for the Prior Approval Change of Use of Buildings and Land with their Curtilage from Office Use Class E to 10 No. Dwellinghouses Class C3 under Class MA.

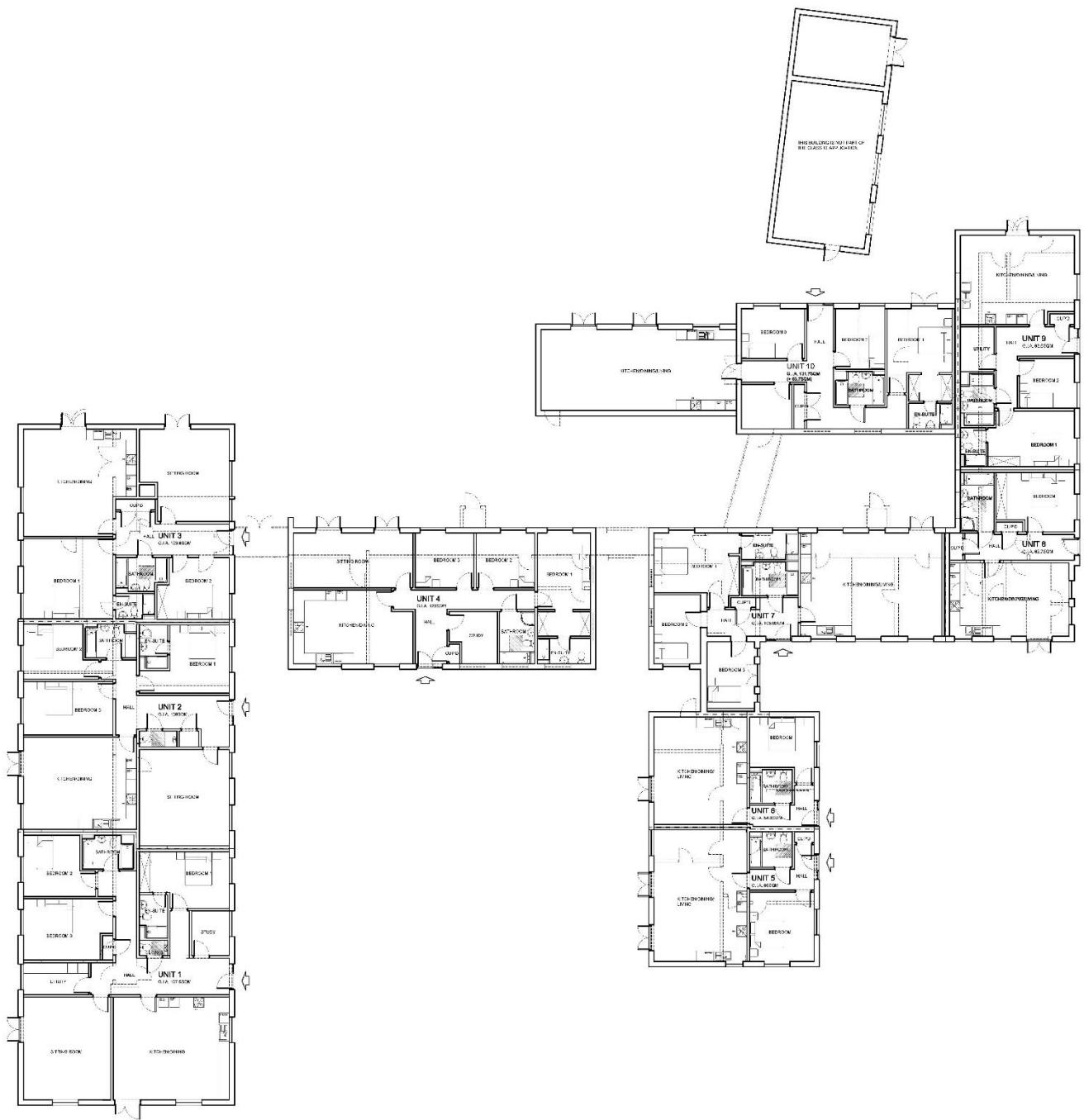
Whilst there may be opportunities to amend the planning either by amending the internal design, layout or perhaps even looking to try and obtain permission for replacement dwellings, it should be noted that the site is within the 'greenbelt' and the vendors are looking for an unconditional sale based on the approved permission.

Copies of the Decision Notice, relevant plans and documents can be viewed on Rugby Borough Council's website or are available electronically upon request from the agents.

## Approved Accommodation

The approved and proposed accommodation is provided within the existing building structures and comprises 10 units with the accommodation as follows:





Unit 1 – 167.5 sq.m – entrance hall, utility, kitchen/dining area, sitting room, study, 3 bedrooms (master ensuite) and family bathroom.

Unit 2 – 138 sq.m - entrance hall, kitchen/dining area, sitting room, study, 3 bedrooms (master ensuite) and family bathroom.

Unit 3 – 123.6 sq.m – entrance hall, kitchen/dining area, sitting room, study, 2 bedrooms (master ensuite) and family bathroom.

Unit 4 – 123 sq.m – entrance hall, kitchen/dining area, sitting room, study, 3 bedrooms (master en suite) and family bathroom.

Unit 5 – 68 sq.m – entrance hall, kitchen/dining/living area, bedroom and bathroom.

Unit 6 – 54 sq.m - entrance hall, kitchen/dining/living area, bedroom and bathroom.

Unit 7 – 109 sq.m – entrance hall, kitchen/dining/living area, 3 bedrooms (master en suite) and family bathroom.

Unit 8 – 62 sq.m – entrance hall, kitchen/dining/living area, bedroom and bathroom.

Unit 9 – 83 sq.m – entrance hall, kitchen/dining/living area, utility, 2 bedrooms (master en suite) and bathroom.

Unit 10 – 131 sq.m – entrance hall, kitchen/dining/living area, stufy, 3 bedrooms (master en suite) and family bathroom.

## Schedule

Unit	GIA
1	167.5 m <sup>2</sup>
2	138 m <sup>2</sup>
3	123.6 m <sup>2</sup>
4	123 m <sup>2</sup>
5	68 m <sup>2</sup>
6	54.8 m <sup>2</sup>
7	109.8 m <sup>2</sup>
8	62.7 m <sup>2</sup>
9	83.5 m <sup>2</sup>
10	131.7 m <sup>2</sup>
Total	1062.6 m <sup>2</sup>





Externally the property will be landscaped and provide parking for the properties with access off Montilo Lane. The site will extend to 1.47 acres incorporating the buildings, landscaped area and the access, as per the plan illustrated in these particulars.

## Pricing Schedule

Howkins & Harrison Land & New Homes department have prepared a pricing schedule as at June 2023 for both anticipated sales revenues of each plot as well as an indication of market rental values. For more information, please contact Chris Ollerenshaw - 01788 564669.

## General Information Tenure & Possession

The whole of the property will be offered as freehold with vacant possession given upon completion.

## Telephone Masts

The mast in the south east corner will be demolished by the vendor and not replaced.

The mast in the north west corner of the site will be relocated by the vendor to their retained land to position A or B (subject to planning).

## 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 agents in respect of any error, omissions or misdescriptions. The plan within these sales particulars is for identification purposes only. A Land Registry compliant plan will be provided prior to completion for inclusion within the sale contract.

## Method of Sale

The property will be offered for sale by private treaty and the vendor is looking to receive unconditional offers based on the approved planning.

## Rights of Way

The appropriate rights will be reserved and granted for the vendor's retained land edged blue on the attached plan.

We are not aware of any other rights of way, easements or wayleaves that benefit or affect the property in any way, whether disclosed or not.

## Services

Mains electricity and water are currently connected to the property however it is assumed that new connections will need to be made to mains water and electricity and a new drainage system installed.

## Local Authority & Utility Companies

Rugby Borough Council Tel. 01788 533 533

Western Power Tel. 0800 096 3080

Severn Trent Water [stwater.co.uk/building-and-development/house-developments/new-house/](http://stwater.co.uk/building-and-development/house-developments/new-house/)

## Viewing

Viewing by appointment with the agents – 01788 564680

## Vendor Solicitor

Shoosmiths Solent, Forum 5, The Forum, Parkway, Whiteley,

Fareham PO15 7PA

c/o Jessica Ready | [jessica.ready@shoosmiths.co.uk](mailto:jessica.ready@shoosmiths.co.uk)

03700 866 748



## Howkins & Harrison

7-11 Albert Street, Rugby CV21 2RX

Telephone 01788 564680

Email [rugrural@howkinsandharrison.co.uk](mailto:rugrural@howkinsandharrison.co.uk)

Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://www.twitter.com/HowkinsLLP)

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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.

