

CGI REPRESENTATION
For illustrative purposes only to showcase the potential look of the proposed development.

Residential Development Site

150 Railway Terrace, Rugby, Warwickshire, CV21 3HN

HOWKINS & HARRISON

Residential Development Site

150 Railway Terrace, Rugby, Warwickshire, CV21 3HN

Guide Price: £525,000

Summary

Residential development opportunity with approved planning for 8 new-build apartments and a further 4-apartment conversion scheme.

An exciting opportunity to acquire a substantial freehold development site extending to approximately 0.26 acres, conveniently situated close to Rugby town centre and railway station. With planning permission granted for eight new-build one-bedroom apartments, alongside a previously approved conversion scheme for four further apartments, the site offers an attractive residential development opportunity in a well connected location.

Features

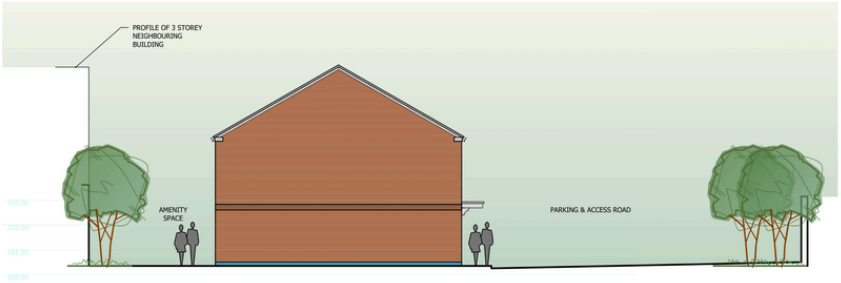
- Planning approved for 8 new-build apartments
- Previously approved scheme for 4 further apartments
- Residential development opportunity
- Approximately 0.26 acre freehold site
- Potential for 12 one-bedroom apartments
- Walking distance to Rugby railway station
- Convenient central Rugby location
- Attractive opportunity for developers and investors







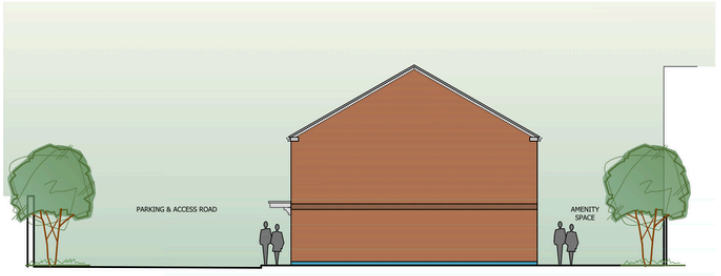
Proposed Rear Elevation - South
1:100



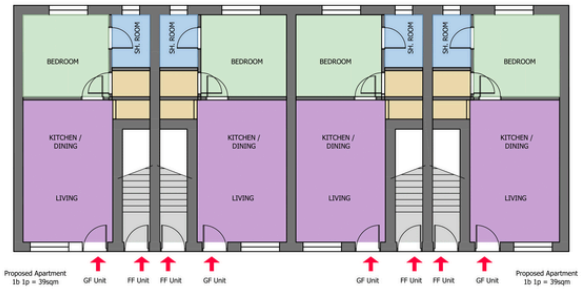
Proposed Side Elevation - East
1:100



Proposed Front Elevation - North
1:100



Proposed Side Elevation - West
1:100



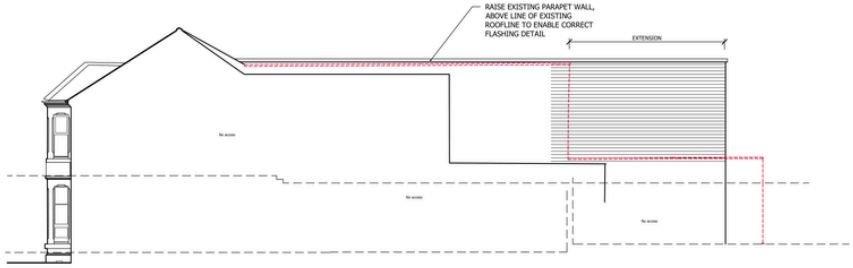
Proposed Ground Floor Plan
1:100



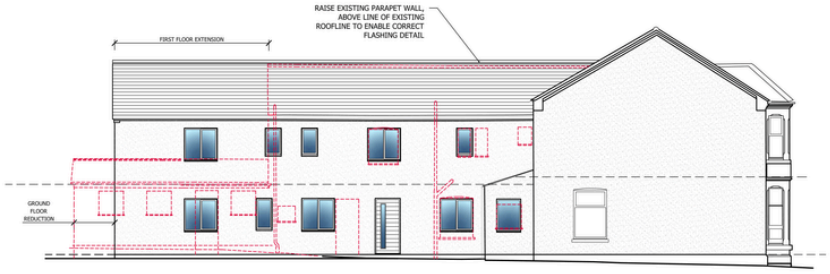
Proposed First Floor Plan
1:100



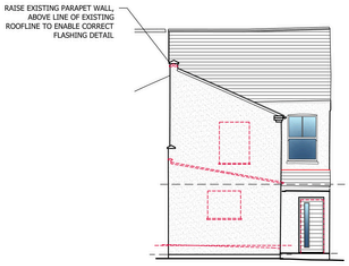
Proposed Front Elevation



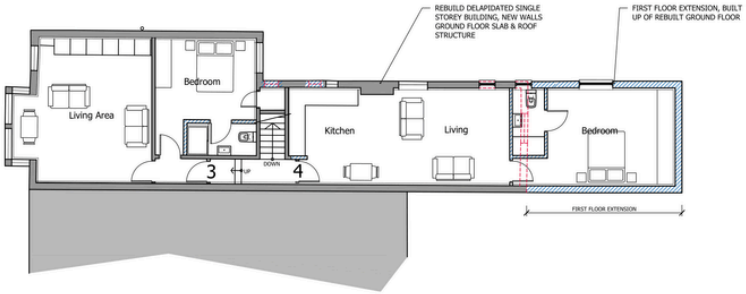
Proposed Side Elevation
(from No. 148 Railway Terrace)



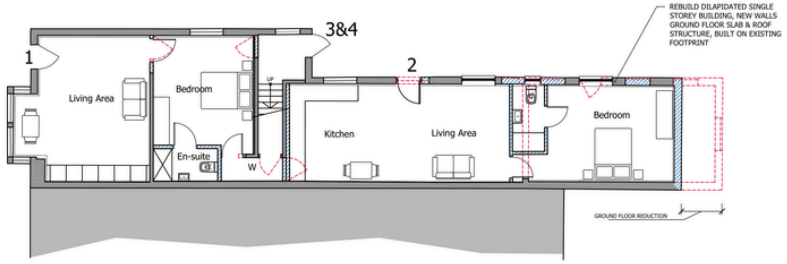
Proposed Side Elevation
(into Site)



Proposed Rear Elevation



Proposed First Floor Plan



Proposed Ground Floor Plan

Location

The property occupies a convenient position on Railway Terrace, within easy reach of Rugby town centre and approximately 0.3 miles from Rugby railway station, providing direct rail services to London Euston, Birmingham and beyond.

Rugby is strategically positioned within the Midlands, benefiting from excellent road connections via the M1, M6 and A45, offering convenient access to Coventry, Northampton, Birmingham and the wider motorway network.

The town centre provides a comprehensive range of shops, restaurants, leisure facilities and everyday amenities, further enhancing the appeal of this well connected residential development opportunity.

Agents Note

Please note that some photographs within this property advertisement have been digitally enhanced for illustrative purposes.





Description

The site presents an attractive opportunity for developers and investors seeking to deliver a residential scheme in an established location, combining new-build accommodation with the redevelopment of an existing building.

The proposed development offers the opportunity to create a collection of modern, self-contained apartments, well suited to the local residential market and benefiting from the town's excellent transport connections and amenities.

The Development

The scheme incorporates a purpose-built apartment development alongside the conversion of the existing building, making use of the site's available space and established structures. Initial works have commenced within the existing building, with the proposed development also incorporating six parking spaces, as illustrated within the planning documentation.

Planning

Planning permission was granted in October 2025 for the construction of eight new-build one-bedroom apartments under reference R25/0421. The existing building has separately benefited from planning approval for conversion into four one-bedroom apartments under reference R22/1217.

Full planning documentation, drawings and associated conditions are available through Rugby Borough Council's planning portal. Prospective purchasers should satisfy themselves as to the status and requirements of the respective permissions.

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.

Method of Sale

The land will be available for sale by private treaty.

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.

Tenure

The site is offered for sale freehold

Plan, Area and 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, ommissions or misdescriptions. The plan is for identification purposes only.

Legal Costs

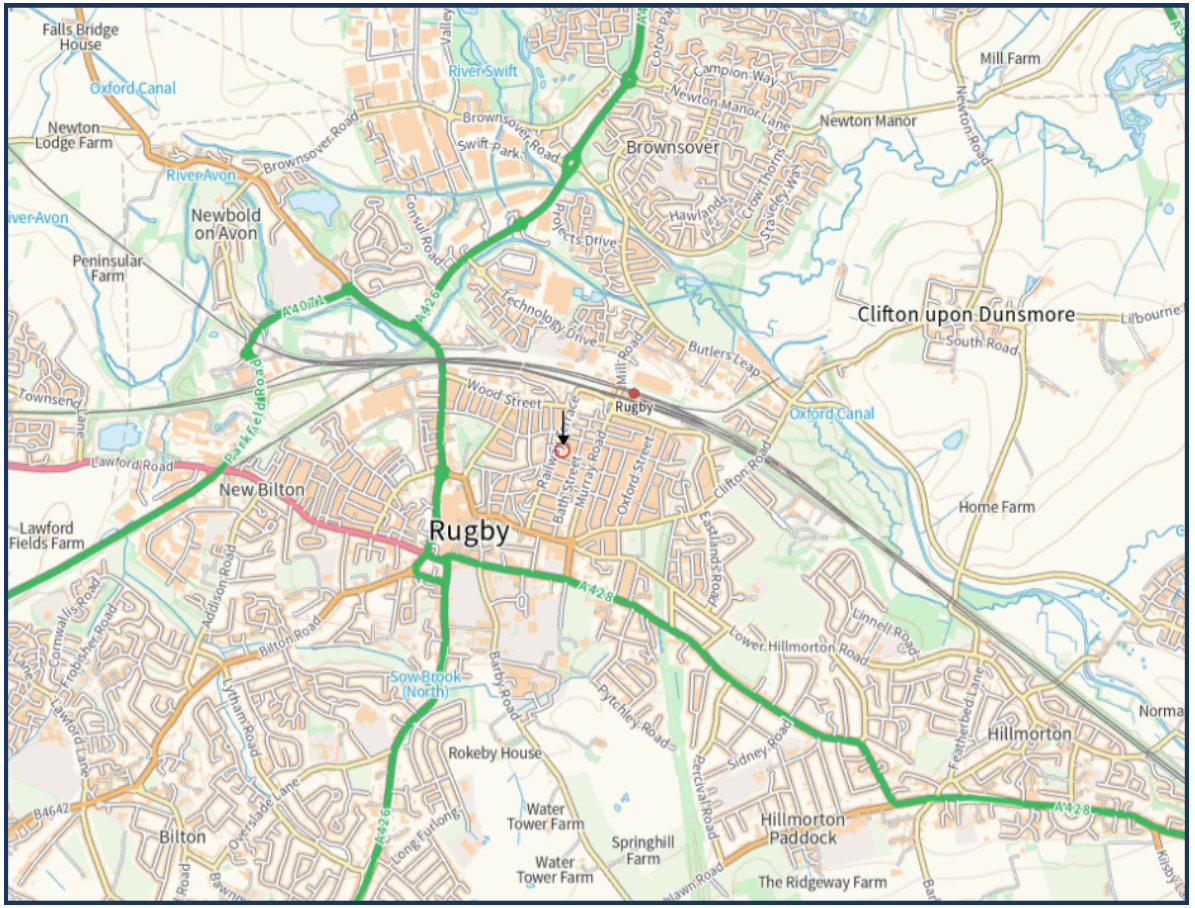
Each party to bear their own legal costs incurred in documenting the transaction.

Anti-Money Laundering Regulations

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 vertification check via our online provider, MoveButler.

Viewing

Viewings are strictly by prior appointment with sole agents Howkins & Harrison LLP. Please contact Alex Brown on: alex.brown@howkinsandharrison.co.uk or 01788 564680



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.

CONTACT US

Howkins & Harrison
7-11 Albert Street, Rugby, CV21 2RX

Tel: 01788 564680

Email commercial@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison

Instagram HowkinsLLP

rightmove find your happy

RICS

AMC AGENT

www.thelondonoffice.co.uk

This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.