



Freehold Residential Development Opportunity
44 Lutterworth Road, Pailton, CV23 0QE

HOWKINS &
HARRISON

A Building Plot for Two Dwellings with a separate Dwelling in situ at 44 Lutterworth Road, Pailton, CV23 0QE

An attractive freehold residential development opportunity situated in the centre of Pailton village.

Extending to approximately 0.2 acres in all.

Features

- Planning permission for two detached dwellings
- Existing detached dwelling
- Development Opportunity

Overview /Introduction

The property comprises an existing detached dwelling situated on Lutterworth Road, Pailton and benefits from detailed planning permission under application reference R24/0571 for alterations to the existing dwelling, demolition of the existing garage to form a new vehicular access and the erection of two detached dwellings with associated parking.

The planning permission was granted by Rugby Borough Council on 15th May 2026. The consent provides for two 3-bedroom detached dwellings, each extending to approximately 1,356 sq. ft, giving a total proposed accommodation of 2,712 sq. Ft in accordance with the superseded elevation and floor plans.

The property provides an attractive opportunity for a purchaser to renovate the existing dwelling whilst constructing two additional detached dwellings to the rear, subject to the requirements of the planning permission.



Location/Situation

The property is situated on Lutterworth Road within the village of Pailton, approximately 5.5 miles northwest of Rugby and 5.5 miles west of Lutterworth.

Pailton provides a village setting with the property benefitting from access to the wider road network. Rugby town centre is readily accessible, with Rugby railway station approximately 5.5 miles to the southeast providing direct rail services to Coventry, Birmingham, and London Euston.

Junction 1 of the M6 motorway is approximately 5.7 miles to the southeast, providing access to the wider regional road network, including the M1 and A14.

Travel Distance

- Rugby: 5.5 miles
- Lutterworth: 5.5 miles
- Rugby Railway Station: 5.5
- M6 Junction 1: 5.7 miles

Description

The property extends to approximately 0.20 acres (0.08 hectares) and comprises of an existing detached 2 storey, 3 bed, 1 bath dwelling with two reception rooms and a large conservatory and a single bay detailed garage and garden to the rear.

The existing garage is to be demolished as part of the approved development to provide a new vehicular access to the rear of the property.

The existing dwelling is considered to require renovation works throughout, providing a purchaser with the opportunity to refurbish the property alongside the construction of the two approved dwellings.



Planning

Detailed planning permission under R24.0571 granted by Rugby Borough Council in May 2026, for alterations to the existing dwelling, demolition of the existing garage to form a new vehicular access and erection of two detached dwellings with associated parking.

The permission allows for two detached 3-bedroom dwellings, each extending to approximately 1,356 sq. ft.

The development is subject to a number of planning requirements which will need to be addressed by a purchaser prior to the commencement of the development. Interested parties should familiarise themselves with the relevant planning conditions including the CIL liability payable for the individual building plots.

EPC

EPC Rating D

Services

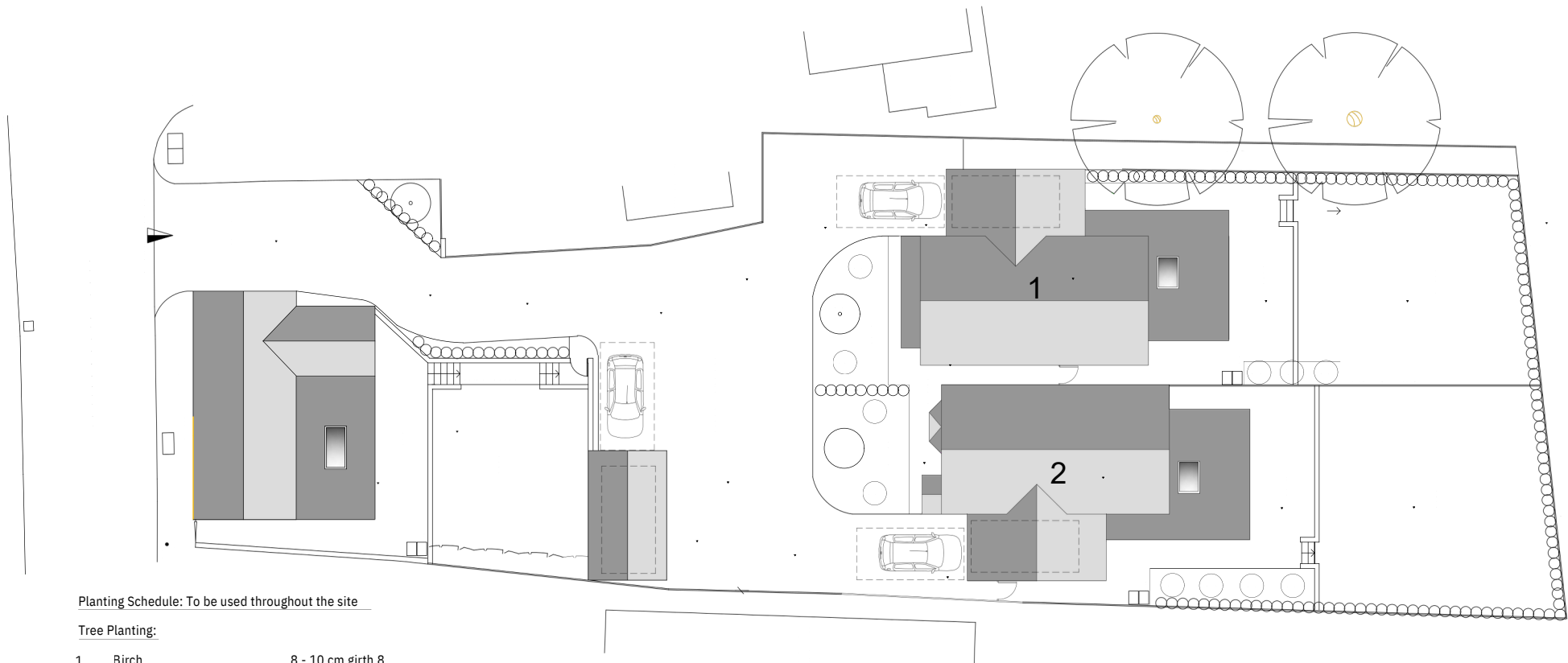
The property benefits from mains water, electricity, gas and drainage connections.

Tenure & Possession

The property is offered for sale freehold with a tenant in situ. Currently there is a tenant residing in the cottage under an Assured Shorthold tenancy. A notice to quit can be served on the tenant, however if the interested party would like to discuss the tenant continuing to rent the property, please speak to the selling agent. Details of the tenancy agreement can be provided upon request.

The property is registered under title numbers WK282988 and WK246839.





Planting Schedule: To be used throughout the site

Tree Planting:

1	Birch	8 - 10 cm girth 8
2	Elder	- 10 cm girth 6 -
1	Holly	8 cm girth 6 - 8
2	Hazel	cm girth 6 - 8
3	Red Robin	cm girth

Shrub Planting: To be mixed across the site

Bb	Berberis Darwinaii	2 - 4 cm girth
Cj	Camelia Japonica	2 - 4 cm girth
Ce	Cotoniasta Erica	2 - 4 cm girth
Fj	Fatsia Japonica	2 - 4 cm girth
Lv	Lavandula	2 - 4 cm girth
Mh	Mahonia	2 - 4 cm girth

Hedge Planting: Hedges to be mixed with the following

Hw	Hawthorn	300mm high \ 450mm apart
Bw	Blackthorn	300mm high \ 450mm apart
Wp	Wild Privot	300mm high \ 450mm apart
Hy	Holly	300mm high \ 450mm apart

Note:

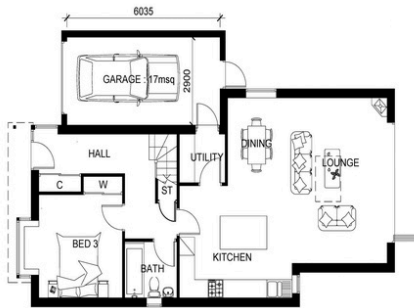
All trees and shrubs are to be planted within the first planting season after the completion of the development and in accordance with the species own specific requirements.

All are to be staked with a stake one third the height of the trunk and fixed with a single tie only.

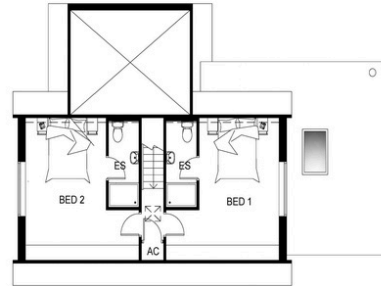
For a period of five years from the completion of planting the owners of the land shall maintain all plants - replacing any that die or become diseased. To be carried out in the first available planting season.



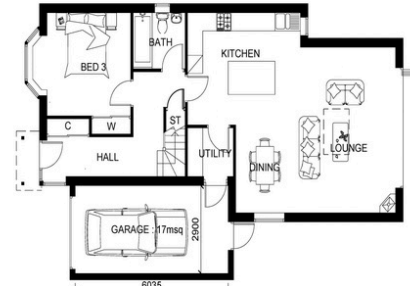
PROPOSED



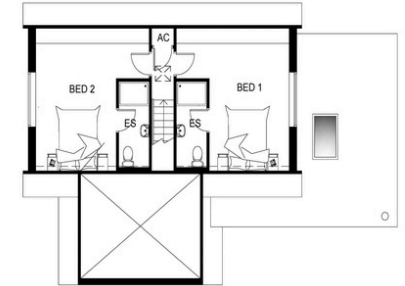
UNIT 1 : GROUND
78msq



FIRST : 48msq



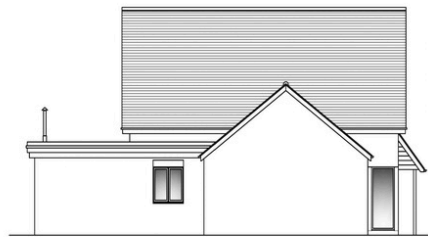
UNIT 2 : GROUND
78msq



FIRST : 48msq



UNIT 1 : FRONT



SIDE



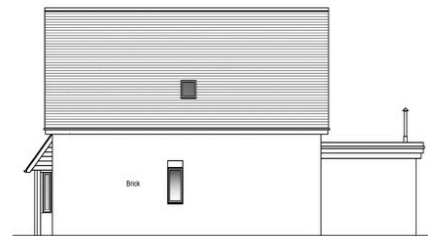
UNIT 2 : FRONT



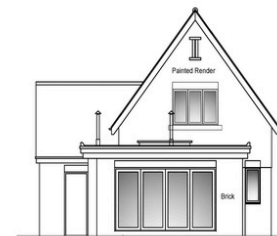
SIDE



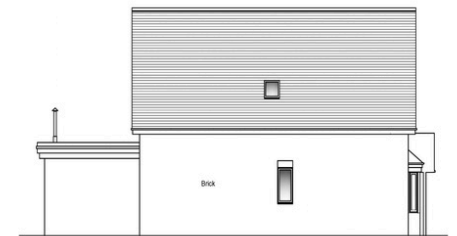
REAR



SIDE



REAR



SIDE

Easement, Wayleaves and Rights of Way

The property will be sold subject to all existing easements, wayleaves and rights of way.

Plan, Area and Description

The plans, areas and descriptions within these particulars are based upon information available to the agents and are for reference purposes only.

The plans, area and descriptions 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, omission or misdescription.

Method of Sale

The property is to be sold as a whole by method of private treaty.

VAT

It is the intention of the vendors not to charge VAT in addition to the purchase price, however, the vendor reserves the right to charge VAT on the purchase price should they be advised to do so at the point of sale.

Local Authorities

Rugby Borough Council Tel: 01788 533533

Severn Trent Water: 0345 750 0500

National Grid: 0800 096 3080

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