

Cottons

CHARTERED SURVEYORS

Land at Watling Street, Shawell,
Lutterworth, LE17 6AR

Offers in the Region Of
£25,000



- Two Parcels of Freehold Land
- Parcel of Embankment
- Approx 1.3 Acres in Total
- Parcel of Woodland
- Road Frontage along A5
- Semi-Rural Location

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A RARE OPPORTUNITY to acquire TWO PARCELS OF FREEHOLD LAND extending in total to approximately 1.30 ACRES (0.53 HECTARES), offered for sale TOGETHER AS A SINGLE LOT. Occupying a SEMI-RURAL LOCATION adjoining the A5 WATLING STREET, near Shawell, the land comprises an area of MATURE WOODLAND and a separate TREE-COVERED EMBANKMENT with established vegetation. Situated close to the former GREAT CENTRAL RAILWAY, with surrounding uses including residential properties, commercial yards and open countryside. An interesting opportunity for adjoining landowners and those seeking land for amenity purposes, SUBJECT TO NECESSARY CONSENTS AND EXISTING RIGHTS AND RESTRICTIONS. Tenure: Freehold (Titles WK450041 and WK445468).

Property Tenure
Freehold

Location
The land occupies a semi-rural position adjoining Watling Street (A5), approximately 0.2 miles north of its junction with Shawell Lane, close to the village of Shawell and to the south-west of Lutterworth.

The immediate surroundings comprise a mixture of uses, including residential properties, commercial and industrial premises with associated yard and storage areas, together with woodland, agricultural land and open countryside.

The land is also situated close to the route of the former Great Central Railway, part of which now forms the Great Central Walk. Watling Street (A5) provides convenient road connections towards Rugby, Lutterworth and the wider regional motorway network.

The two areas of land are situated in close proximity to one another and are offered for sale together as a single lot.

Description
The property comprises two areas of freehold land extending in total to approximately 0.53 hectares (1.30 acres), situated adjoining Watling Street (A5) and offered for sale together as a single lot.

The land is of an irregular configuration and comprises two distinctly different areas. One consists principally of established woodland with mature trees and natural vegetation, whilst the other comprises a former

embankment, with sloping and uneven ground supporting established trees, shrubs and undergrowth.

The land occupies a predominantly natural and unmanaged setting, with adjoining uses including commercial premises, associated yard areas and residential properties.

The property is held under two registered freehold titles, WK450041 and WK445468. The land is offered for sale as seen, and interested parties are advised to satisfy themselves regarding the precise boundaries, rights of access, physical condition and suitability for their intended use.

Planning & Restrictions
The land falls within the administrative area of Rugby Borough Council, which is the relevant local planning authority.

We have not been provided with details of any planning permissions relating to the development of the land.

Prospective purchasers should make their own enquiries with the local planning authority regarding the planning designation of the land and its suitability for any proposed use or development.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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This topographic map depicts a river section with several key features. On the left bank, there is a building labeled 'Holywell House' and a larger industrial structure labeled 'Factory'. A road runs parallel to the river, with a red boundary line indicating a specific area of interest. The river itself is shown with a blue line and a dashed purple line indicating a weir. A scale bar at the bottom right indicates distances from 0 to 50 metres. Elevation markers are present: '109.7m' near the top left and '102.4m' near the weir. A red boundary line outlines a large area on the right bank, and a dashed purple line indicates a weir structure. A small area on the left bank is labeled 'Def' (defence). The map also shows various geographical features like fields, trees, and a road.

