



Residential Development Site
150 Railway Terrace, Rugby, Warwickshire, CV21 3HN

HOWKINS &
HARRISON

Residential Development Site

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Guide Price: £650,000

Introduction

A unique development opportunity to acquire a residential development site with full planning approval for the erection of a 2-storey apartment block (8 flats) and renovation of an existing building (4 flats), in a sought-after location, close to Rugby Town Centre.

Features

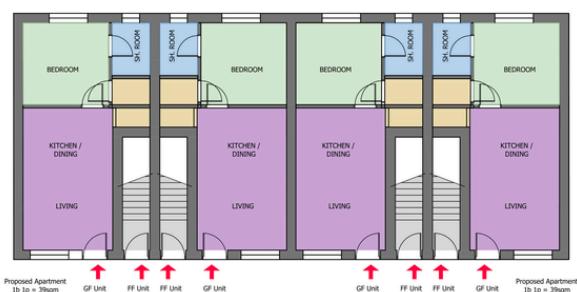
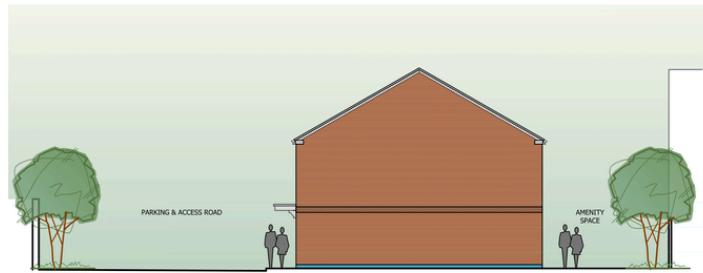
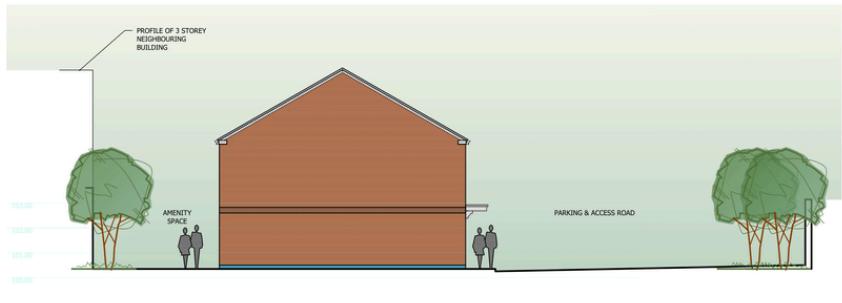
- Development opportunity
- Full Planning permission for 12 x 1 bed flats
- Sought after location
- Freehold residential site
- Planning Reference R22/1217 & R25/0421
- 6 parking spaces

Location

Railway Terrace is a highly sought after location situated in the central-north part of Rugby, within close proximity to the Town Centre and Railway Station (both within 400m). Local amenities are available within walking distance and include a range of independent grocers, and hot food takeaways. Rugby town offers a broader range of high street shops, independent retailers, restaurants, bars, and leisure facilities.

The property is also very well positioned for the commuter, with easy access to the M1/M6 and M45 motorway networks. It is also a short drive from Rugby train station which operates mainline services to London Euston in less than 50 minutes.



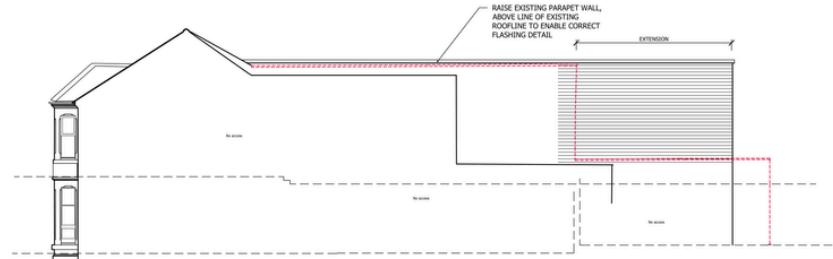


Proposed Ground Floor Plan
1:100

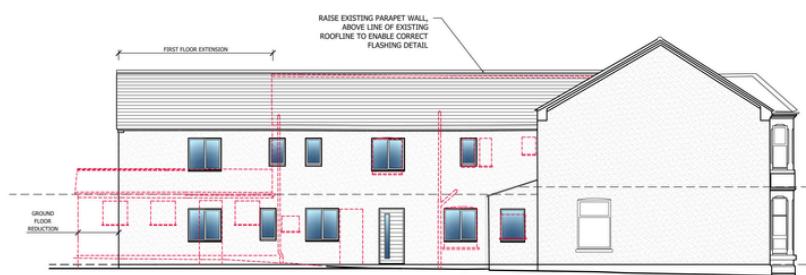
Proposed First Floor Plan
1:100



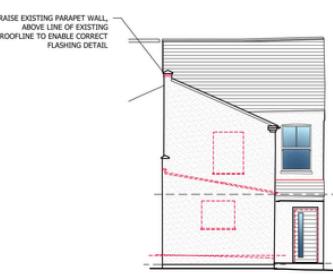
Proposed Front Elevation



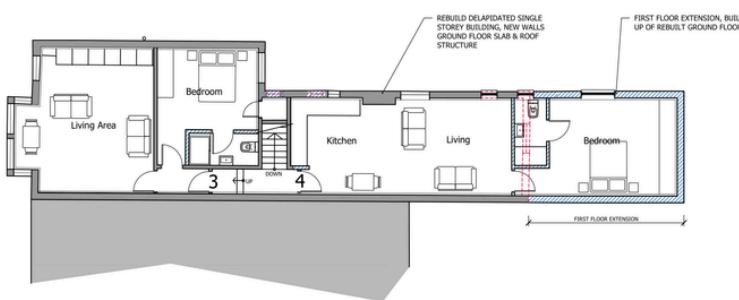
Proposed Side Elevation
(from No. 148 Railway Terrace)



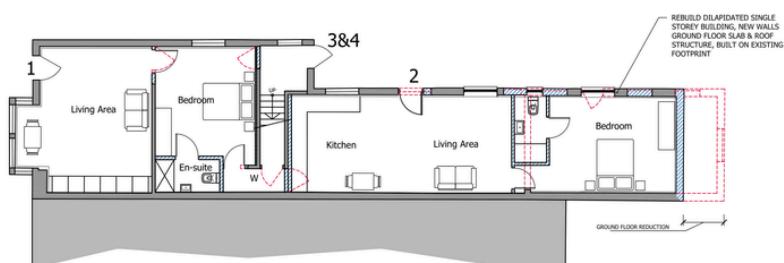
Proposed Side Elevation
(into Site)



Proposed Rear Elevation



Proposed First Floor Plan



Proposed Ground Floor Plan



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, omissions or misdescriptions. The plan is for identification purposes only.

Legal Costs

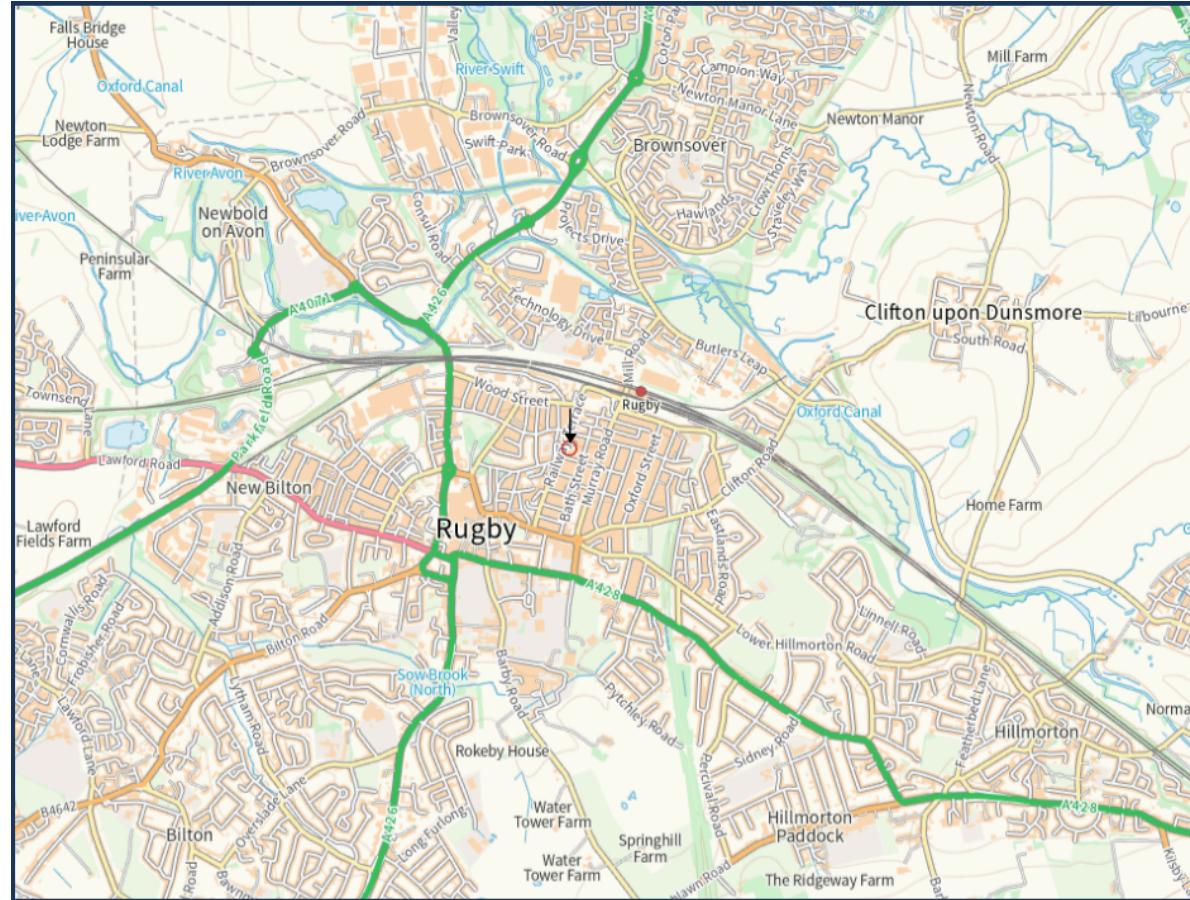
Each party to bear their own legal costs incurred in documenting the transaction.

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 verification check via our online provider, MoveButler.

Viewing

Viewings 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**

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