



Residential Development Site

150 Railway Terrace, Rugby, Warwickshire, CV21 3HN

HOWKINS &  
HARRISON



## Residential Development Site

**150 Railway Terrace, Rugby, Warwickshire, CV21 3HN**

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

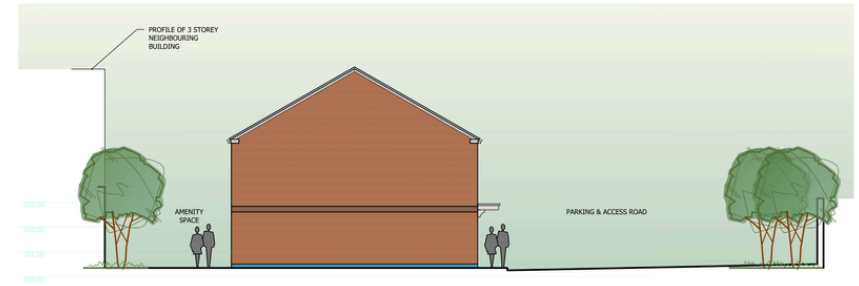
Railway Terrace is a highly sought after location situated in the central-north part of Rugby, within close proximity to the Town Centre and Railway Station (both within 400m). Local amenities are available within walking distance and include a range of independent grocers, and hot food takeaways. Rugby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





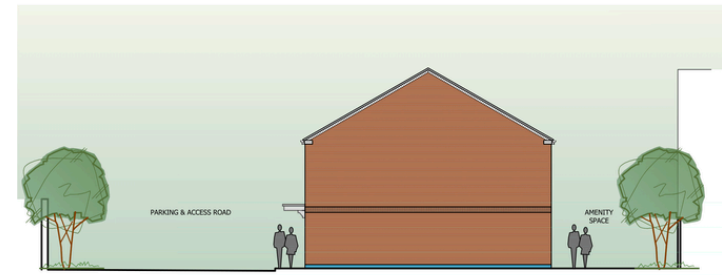
Proposed Rear Elevation - South  
1:100



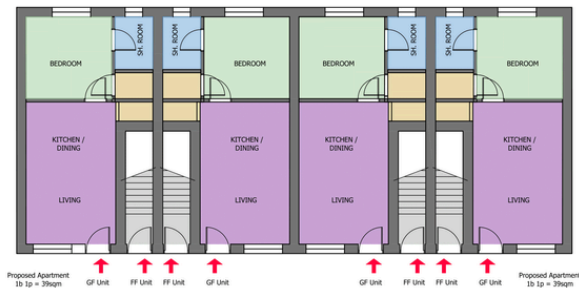
Proposed Side Elevation - East  
1:100



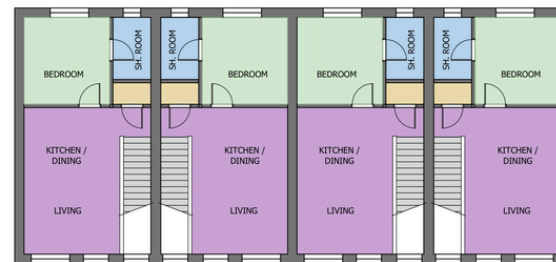
Proposed Front Elevation - North  
1:100



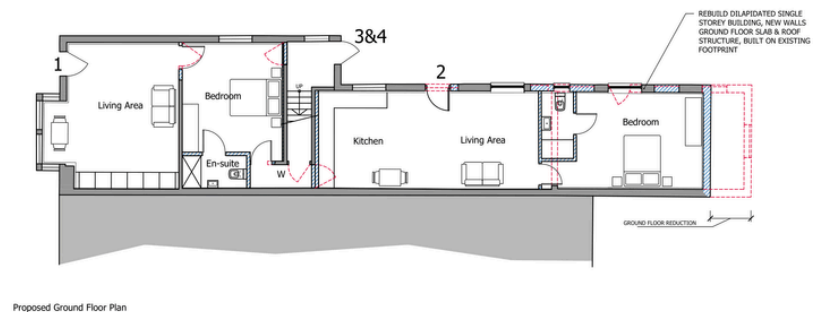
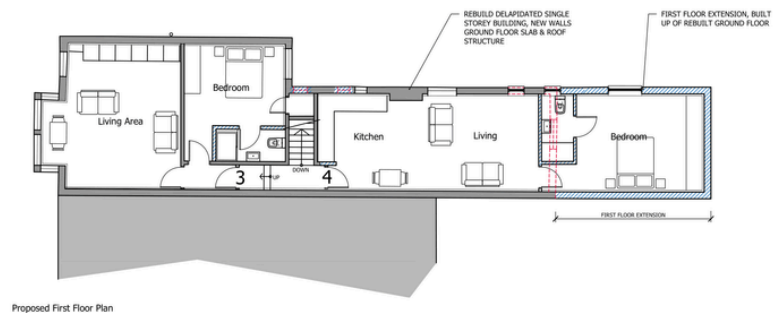
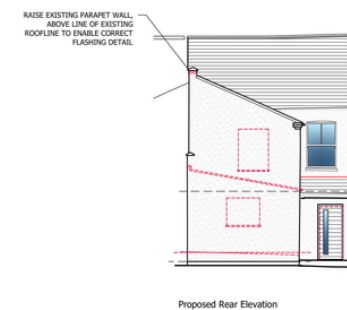
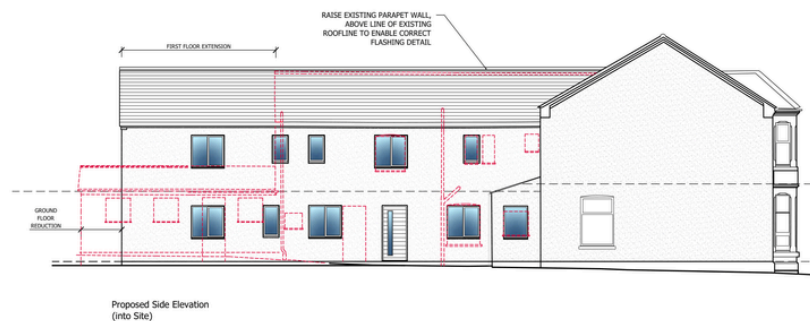
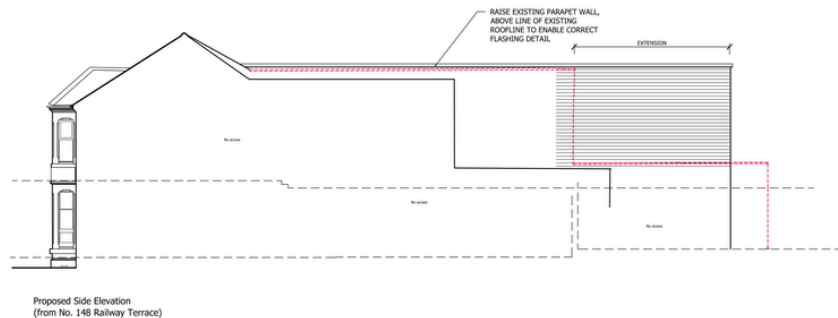
Proposed Side Elevation - West  
1:100



Proposed Ground Floor Plan  
1:100



Proposed First Floor Plan  
1:100







## Description

150 Railway Terrace is an early 1900's 2-storey end-of-terrace property with direct road-frontage to Railway Terrace.

Accessed via a private access-way on the north-side of the end-of-terrace property, the land to the rear of 150 Railway Terrace, which benefits from planning for 8 x 1 bed flats, was previously used as a taxi rank. As per the approved planning, each flat will be a minimum size of 39 sq.m, with garden space to the rear.

The site itself extends to approximately 0.26 acres in all, can be accessed directly from Railway Terrace and is surrounded by residential properties.

## Planning

The full planning permissions can be viewed on the Rugby Borough Council Planning Portal with the reference numbers R22/1217 & R25/0421. There are a number of conditions attached to the planning permissions and it is the responsibility of the purchaser to ensure they are familiar with these conditions.

Work has commenced on site, with the residential conversion having been started.

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

## Legal Costs

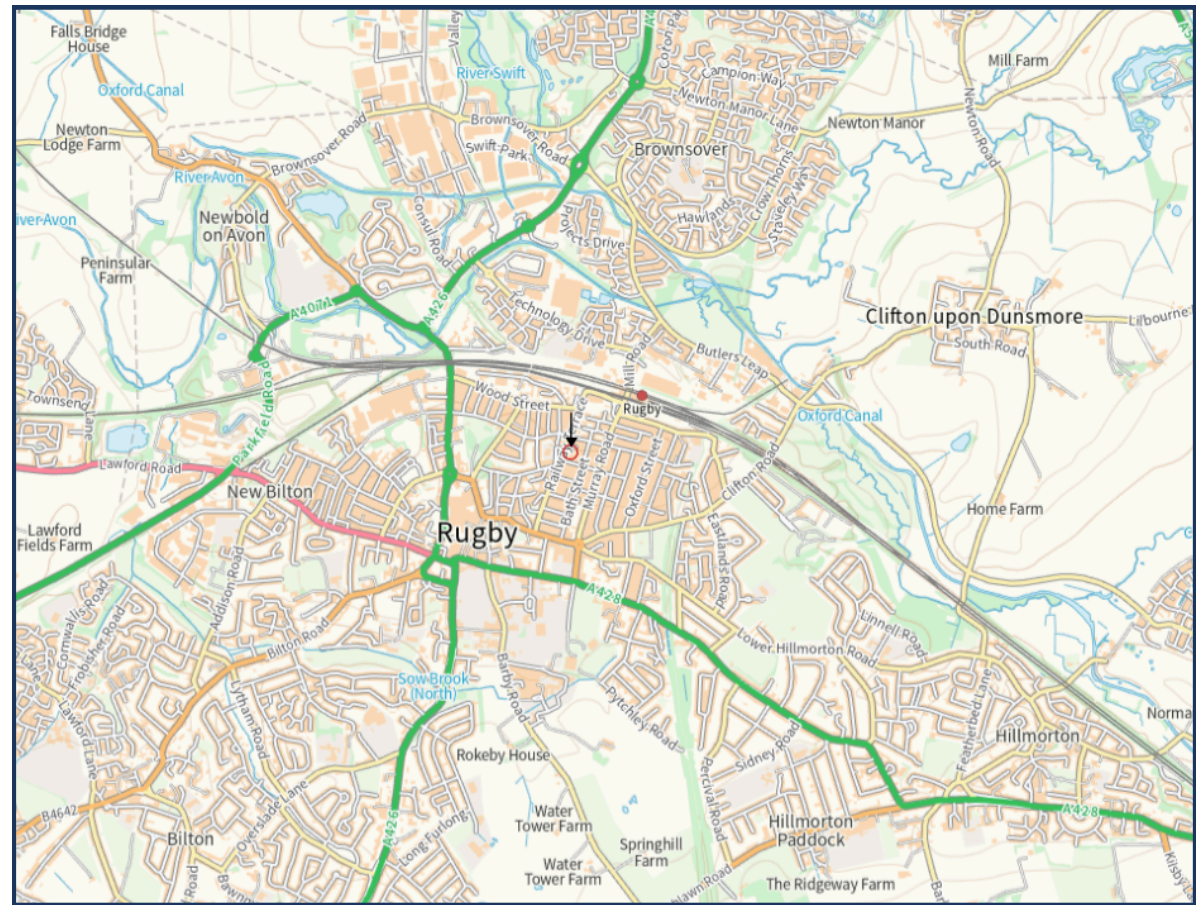
Each party to bear their own legal costs incurred in documenting the transaction.

## 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.



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