

RUGBY

Land off Watling Crescent,
CV23 0AH



DEVELOPMENT LAND / LAND / NEW BUILD FOR SALE

3.50 ACRES

- Prominent location fronting the main A5, although no direct access to the site
- The A5 provides easy access to Junction 1 of the M6 and Junction 18 of the M1
- Suitable for a variety of uses, subject to planning

Potential development site, suitable for a variety of uses, subject to planning.



Summary

Available Size	3.50 Acres
Price	£1,000,000
EPC Rating	EPC exempt - No building present

Description

The site is essentially an L shape site, sloping south east to north west. It is currently used for livestock grazing but is considered to be suitable for a variety of uses, such as residential, industrial/distribution and/or roadside uses - subject to planning.

No detailed planning enquiries have been undertaken to date, with purchasers advised to make their own enquiries.

Neither have any formal site surveys been undertaken.

Location

The site is prominently situated fronting the A5 (albeit with no direct access) with easy access to the motorway network via junction 1 of the M6 (approx 3 miles distant) and junction 19 of the M1 (approx 4 miles distant). Rugby town centre is approximately 4 miles distant, Coventry 16 miles and Birmingham 35 miles.

The subject property is adjacent to a site occupied by formwork and scaffolding manufacturers, PERI UK. Europark Industrial Estate and M.J Gallagher concrete frame contractors are in the immediate vicinity, with the established distribution parks of Magna Park at Lutterworth to the north and Daventry International Rail Freight Terminal (DIRFT) to the south, along the A5.

Viewings

Strictly by appointment through the sole agents.

Terms

Available to purchase on a freehold basis, with conditional offers considered based upon a guide price £1,000,000

Anti-money laundering regulations

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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