Leamington Road, Ryton-On-Dunsmore,

DEVELOPMENT SITE FOR SALE WITH OUTLINE PLANNING PERMISSION FOR 14 DWELLING HOUSES

- SITE AREA APPROXIMATELY 1.56 ACRES

- OUTLINE PLANNING CONSENT FOR 14 DWELLING HOUSES
  (Rugby Borough Council Planning Ref R15/0565)

- 4 TWO BEDS, 5 THREE BEDS AND 5 FOUR BEDS

- SITE PROVIDES EASY ACCESS VIA A423, A46 & A45 TO SURROUNDING TOWNS GIVEN ITS STRATEGIC LOCATION

GUIDE PRICE £1,800,000
LOCATION / DESCRIPTION
Leamington Road Garage, Ryton-On-Dunsmore, CV8 3EL

The site is located approximately half a kilometre south west of the village of Ryton-on-Dunsmore on the site of the Leamington Road Garage, a group of industrial buildings constructed in the 1960s formally used as a petrol filling station and vehicle repair

TENURE
The site is to be sold freehold subject to full vacant possession and in its current condition.

SERVICES
We understand mains water, gas, electricity, drainage and BT are available to service a proposed development, however prospective purchasers are advised to make their own enquiries of the relevant utility providers.

PLANNING
The site has outline planning permission for 14 dwelling houses.
Further planning information can be found on the Rugby Borough Council website Planning Ref R15/0565.

VIEWING
Viewing of the site is available by roadside inspection at any time. On site access to the property can be arranged by prior notice through the sole selling agent eHB Residential.

FURTHER INFORMATION
Detailed plans and further information available at the offices of eHB Residential by appointment only. Please contact either: Edward Bromwich or Josephine Wilcox-Smith
IMPORTANT NOTICE

ehB Residential for themselves and for the Vendor of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, areas, reference to condition and necessity for permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should rely on their own inspections or representations of facts, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property or details or shall be liable for any incorrect information.

3. The responsibility can not be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. Where we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.