32 The Green, Long Lawford, Rugby, Warwickshire, CV23 9BL

Guide Price: £550,000

A unique opportunity to acquire a residential development site, with outline planning permission for the construction of three detached dwellings, along with an existing four bedroom semi-detached cottage. The site is located in the popular Warwickshire village of Long Lawford.

Features
- Planning permission for three detached dwellings
- Semi-detached cottage
- Village location
- Four bedrooms
- Family bathroom
- Sitting room
- Dining room
Location
Long Lawford is a rapidly-expanding village in the Rugby borough of Warwickshire and is located just to the west of Rugby town. The King George V playing field provides a good range of play equipment and facilities for children of all ages, and the Memorial Hall on Railway Street acts as a hub for social events and activities. There is a good local store, open 8am to 10pm every day of the week. The village also benefits from two public houses and a primary school. Further primary and secondary schooling is available in nearby Rugby and includes both state and independent schools. Rugby town also offers a good range of facilities and amenities, including shops, restaurants, bars, and leisure facilities.

Long Lawford is well situated for the commuter with easy access to the motorway and trunk road networks, including the A45, M1, and M6. Rugby Railway Station offers a frequent high speed service to London Euston in just under 50 minutes.

Rugby – approx. 2 miles
Coventry – approx. 12.5 miles

Agents note
It is the sole responsibility for the purchaser to ensure they have read through all of the conditions attached to this planning permission before proceeding with a purchase.

Description
The area for development is situated within the garden of the existing residential property at 32 The Green, Long Lawford. The site itself extends to approximately 0.33 acres and has the benefit of outline planning permission for the erection of three detached dwellings. The new dwellings will have access from the recently constructed Bloor Homes site rear. Detailed planning permission will need to be obtained to show the exact layout of each property. An indicative plan has been produced which shows the three detached dwellings each with off road parking and rear gardens. The retained property will have its garden size reduced to allow for the development to take place. The existing property known as

32 The Green is shown on the floor plan within these details. The house is a semi-detached property of brick construction under a tiled roof and is of good size and will benefit from off road parking. Landscaping work will be required to separate the existing house from the development site.

Designs
No formal plans or drawings have been submitted to the council and it is for the buyer to make their own relevant enquiries to Rugby Borough Council as to the specific design and reserved matters. However a plan has been produced to be solely used for reference purposes only.

Planning permission
The full planning permission can be viewed on the Rugby Borough Council Planning Portal with the reference number R19/0464. There are a number of conditions attached to the outline planning permission and it is the responsibility of the purchaser to ensure they are familiar with these conditions.

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 their agents in respect of any error, omissions or misdescription. The plan is for identification purposes only.
Method of Sale
The land will be available for sale by private treaty.

Rights of Way
We are not aware of any rights of way, easements or wayleaves that benefit or affect the site in any way.

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.

Viewing
Strictly by prior appointment via the selling agents. Contact 01788 564666.

Local Authority
Rugby Borough Council. Tel: 01788 533533. Council Tax Band – C.