

WEBB ELLIS PLACE

Rugby, CV21 2NP



CONSENTED RESIDENTIAL
DEVELOPMENT OPPORTUNITY

EXECUTIVE SUMMARY

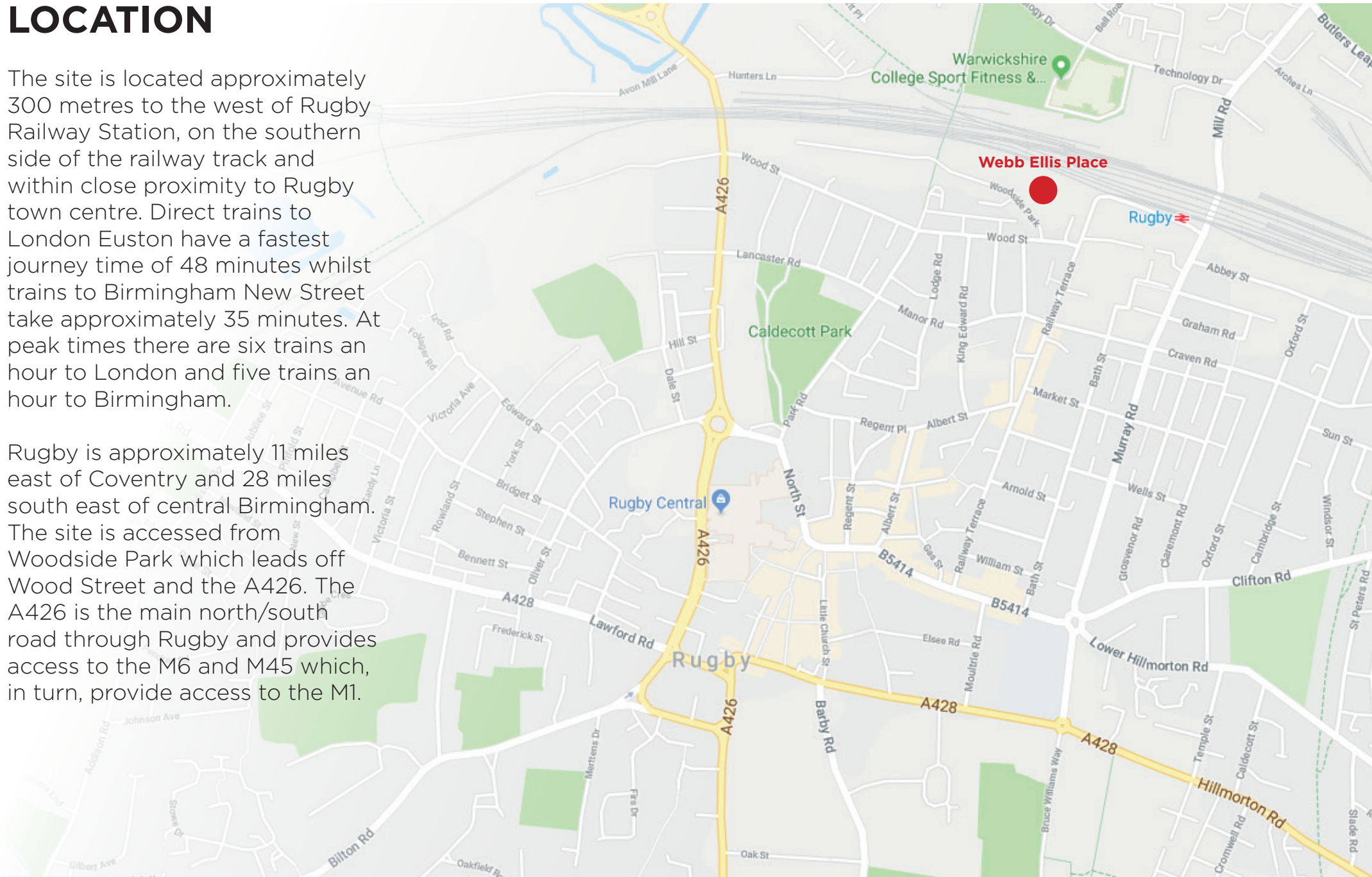
- Rugby Railway Station (300m from the property) offers great rail connections to key cities with the following journey times:
 - London Euston - 48 mins
 - Birmingham New St - 35 mins
- Planning consent granted for a 44 unit new build residential development and a 15 unit Permitted Development conversion of existing, vacant, office building.
- No affordable housing required with planning conditions fully signed off by Local Authority.
- The development will incur Section 106 costs totalling £87,440.
- Freehold for sale with vacant possession.
- Available for sale either by whole (offer invited in excess of £1,750,000) or in separate lots (by separate negotiation).



LOCATION

The site is located approximately 300 metres to the west of Rugby Railway Station, on the southern side of the railway track and within close proximity to Rugby town centre. Direct trains to London Euston have a fastest journey time of 48 minutes whilst trains to Birmingham New Street take approximately 35 minutes. At peak times there are six trains an hour to London and five trains an hour to Birmingham.

Rugby is approximately 11 miles east of Coventry and 28 miles south east of central Birmingham. The site is accessed from Woodside Park which leads off Wood Street and the A426. The A426 is the main north/south road through Rugby and provides access to the M6 and M45 which, in turn, provide access to the M1.



Properties
outlined in blue
not included



DESCRIPTION

The site is 2.33 acres in size, comprising four, three storey brick buildings and hardstanding / parking area. The site has two vehicular and pedestrian access points from Woodside Park.

The site comprises four former office buildings, three of which have already been converted to residential apartment blocks and have been sold off. The fourth, Buildings 8, 9 and 10, has consent under Permitted Development Rights for conversion into 15 self-contained apartments. The new 44 unit new build residential development is located directly to the north-east of this.

PLANNING

Full planning permission given by Rugby Borough Council for 44 new build residential scheme comprising 2 x studios, 33 x one bedroom flats and 9 x two bedroom flats. (Planning ref. R16/0659) in March 2016.

Further consent for Permitted Development Rights of Buildings 8, 9 and 10 for a 15 unit scheme comprising 9 x one bedroom flats, 6 x two flats. (Planning ref. R15/2393) in November 2015.

- There will be one parking space per flat.
- There are no pre-commencement conditions so a developer can start building immediately.
- The development will incur Section 106 costs totalling £87,440.
- The property is not liable for CIL.



*Sample Floor Plan -
Block E*

*Full floor plans
available on request*

PRICE

Offers invited in excess of £1,750,000 for the whole or by separate negotiation for the individual lots.

VAT

Please note that VAT is not payable on the purchase price.

TENURE

The property is offered freehold and will be available with vacant possession.

VIEWINGS

Viewing days will be held, strictly by prior appointment with joint agents Colliers International and Estate Office.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The site, outlined in red on the above (for identification purposes only), is to be sold subject to any rights of way, restrictions or easements, which may exist whether or not mentioned in these particulars.

METHOD OF SALE

The property is for sale by private treaty. The Vendor is not obliged to take the highest or any offer. The vendor reserves the right to run an informal tender process should sufficient interest in the Property arise.

LEGAL

Each party to bare own legal costs.

FURTHER INFORMATION

Available on request.

CONTACT INFORMATION



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Important Notice

Estate Office and Colliers International, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

