

NEWTON

LAND • DEVELOPMENT • PROPERTY



Land at Brownsover Road, Rugby

A prime residential development site with detailed planning permission for 16 dwellings.

Land at Brownsover Road, Rugby

A prime residential development site with detailed planning permission for 16 dwellings.

- Detailed planning permission (REF:R18/1247).
- 16 dwellings.
- No affordable housing.
- Gross site area of circa. 1.63 acres.
- Net developable area of circa 0.8 acres.

Description

The site extends to approximately 1.63 acres (0.66 ha) and is situated to the south of Brownsover Road in Rugby.

Access is to be taken from the existing road which services the commercial uses adjacent.

The site slopes from a high point of circa 99.75 AOD to the north of the site, adjacent to Brownsover Road, to a low point of circa 92.65 AOD along the southern boundary, adjacent to the Oxford Canal.

Location

The site is bounded by Brownsover Road to the north, the Premier Inn Hotel to the east and the Oxford Canal to the south and west. Further to the north are residential properties, beyond the Premier Inn is the Harvester Pub & Grill and the A426, further south is Elliott's Field Retail Park and further west beyond a mature landscape buffer is Swift Park Industrial Estate.

Elliott's Field Retail Park accommodates a number of national retailers such as TK Maxx, River Island, Home Sense, Next and Marks & Spencer, along with Starbucks, Nando's, Costa and Fat Burgers. There is also a Tesco Superstore located opposite Elliott's Field Retail Park.

The nearest bus stops are accessible via footpaths from the site and provide a local service as well as links to Rugby town centre, Daventry, Lutterworth and Leicester. Rugby Train Station is approximately 1.2 miles (1.9 kilometres) to the south east of the site and is located on the West Coast Mainline which provides frequent services to London Euston (from 53 minutes), Coventry (from 10 minutes) and Birmingham New Street (from 34 minutes).

Planning

A detailed planning application (R18/1247) was submitted to Rugby Borough Council and validated on 19th July 2018. Planning Permission was subsequently granted (subject to conditions) by Rugby Borough Council Planning Committee on 10th February 2021. A copy of the Decision Notice is contained within the Sales & Technical Pack.

Section 106 Agreement*

CONTRIBUTION	COST
Biodiversity	£42,834
Education	£68,200
Health	£8,692
Monitoring	£250
Open Space	£19,074
Road Safety	£800 (£50 per dwelling)
Travel Pack	£160 (£10 per dwelling)
TOTAL	£140,010

**Figures above are subject to index linking and all parties must carry out their own due diligence on the Section 106 Agreement, the figures set out above are not to be relied upon.*



Computer Generated Image



Map not to scale.

General Information

Sales & Technical Pack

A comprehensive pack of legal, planning and technical information is available upon request.

Method Of Sale

The site is being offered for sale on a freehold basis with a preference for unconditional offers, subject to contract only. All offers are to be submitted via email to Newton LDP Ltd and must accord with the timescales and requirements set out in the covering letter.

Tenure

The site will be sold freehold, with vacant possession on completion.

Liability

All Section 106 costs and contributions are to be the responsibility of the purchaser upon completion of this transaction. The Purchaser is to indemnify the Vendor in respect of any requirements of the Planning Permission or obligations under the Section 106 Agreement.



Computer Generated Image

VAT

The Vendor has made an election in respect of VAT, which will be payable in addition to the purchase price.

Local Authority

Rugby Borough Council
Town Hall
Evreux Way
Rugby
CV21 2RR



01926 674020
newtonldp.com

Newton LDP Limited Stockton House Rugby Road Stockton CV47 8LB

Please contact:



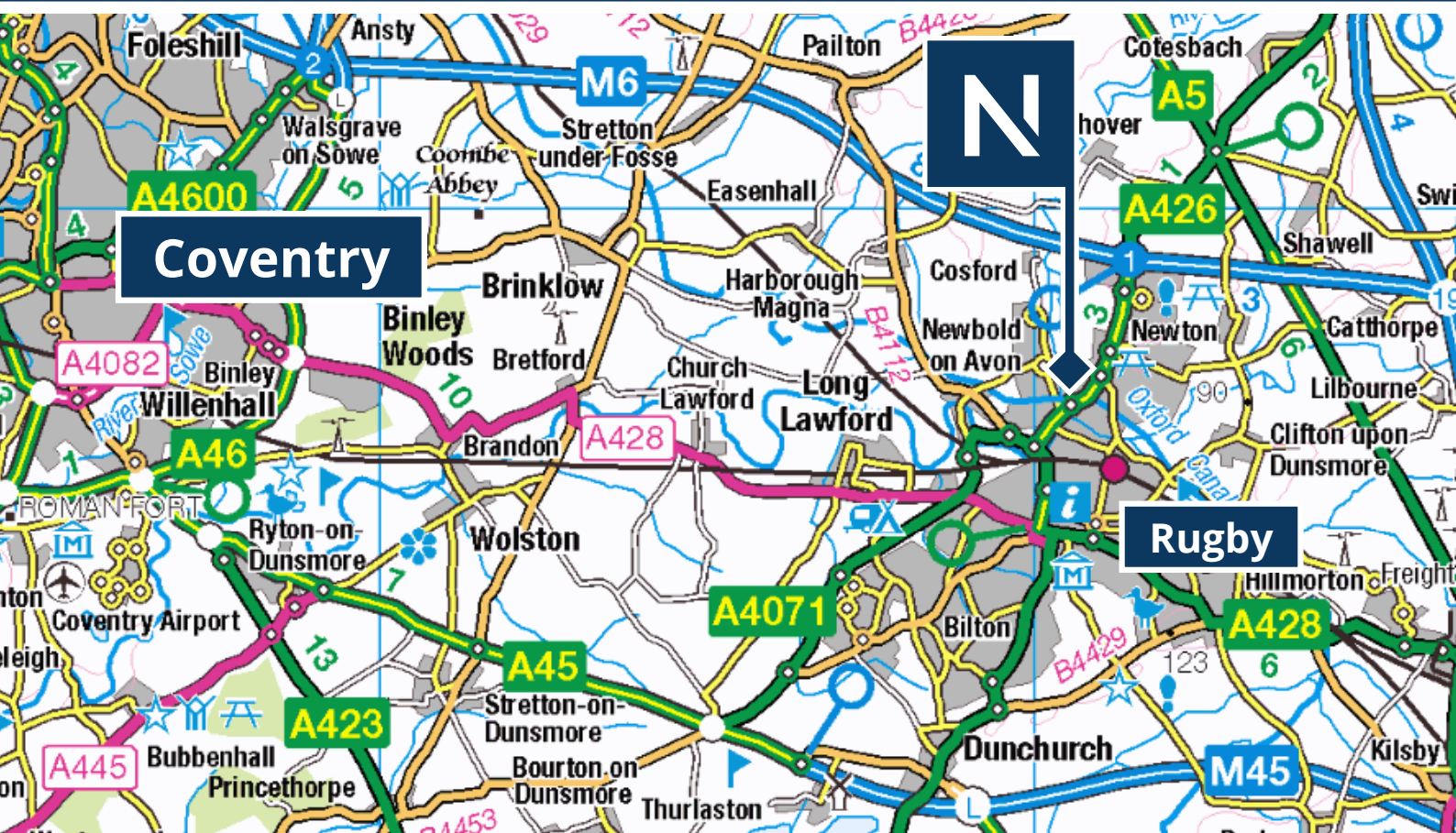
Piers Beeton

piers.beeton@newtonldp.com
07904 812388



Richard Foxon

richard.foxon@newtonldp.com
07951 495930



IMPORTANT NOTICE

Newton LDP Ltd gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Newton LDP Ltd does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Newton LDP Ltd does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Newton LDP Ltd will try to have the information checked for you. Photograph dates are unknown and cannot be confirmed. Particulars prepared August 2021.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sale particulars accurate and reliable, if there is any point, which is of particular importance to you, please contact Newton LDP and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.