

INDUSTRIAL LAND

FOR SALE

NEWBOLD ROAD,
RUGBY,
WARWICKSHIRE
CV21 1HF

16.7 Acres Gross
10.8 Acres Net

- Freehold - with VP
- Secure Site
- Concrete and hardstanding surface
- Suitable for IOS and Development (STP)

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LOCATION

The site is situated on Avon Mill Road, offering direct access to Newbold Road near its intersection with Leicester Road. It is bordered to the south by the Rugby mainline railway and to the north by the River Avon. Adjacent to the west lies a Severn Trent Water facility. The location boasts excellent road connectivity, being approximately 1 mile north of Rugby town centre and about 3 miles south of Junction 1 of the M6 motorway.

DESCRIPTION

The total site comprises approximately 16.7 acres. The area currently in use is approximately 10.8 acres. The surfaced areas are a mix of concrete and compacted hardstanding. The remainder of the site is natural vegetation covered along the bank of the River Avon to the north and east sides of the boundary. The site is bounded mainly by steel palisade fencing.

ACCOMMODATION

All measurements are approximate.

Total Site Area: 16.7 Acres
Area Currently In Use: 10.8 Acres
Existing Buildings: 6,042 sq ft (561.3 sqm)
(warehouse and ancillary)

PLANNING USE

The Site has been in active use as a vehicle salvage yard since 2006. There are a number of existing buildings located in the south and west part of the site. These buildings comprise containers, portacabins, security huts, caravans and sheds and 2 larger buildings (Use Class B2/B8) which are located in the western corner. These

buildings include 1 double height warehouse with block and metal sheet walls and 1 canvas-roofed open fronted building.

Excluding the tributary to the River Avon and its vegetation buffer, the Site is comprised of mainly compacted hardcore with the southwest and western areas benefitting from a concrete surface.

PRICE

The purchase price will be subject to VAT

LEGAL COSTS

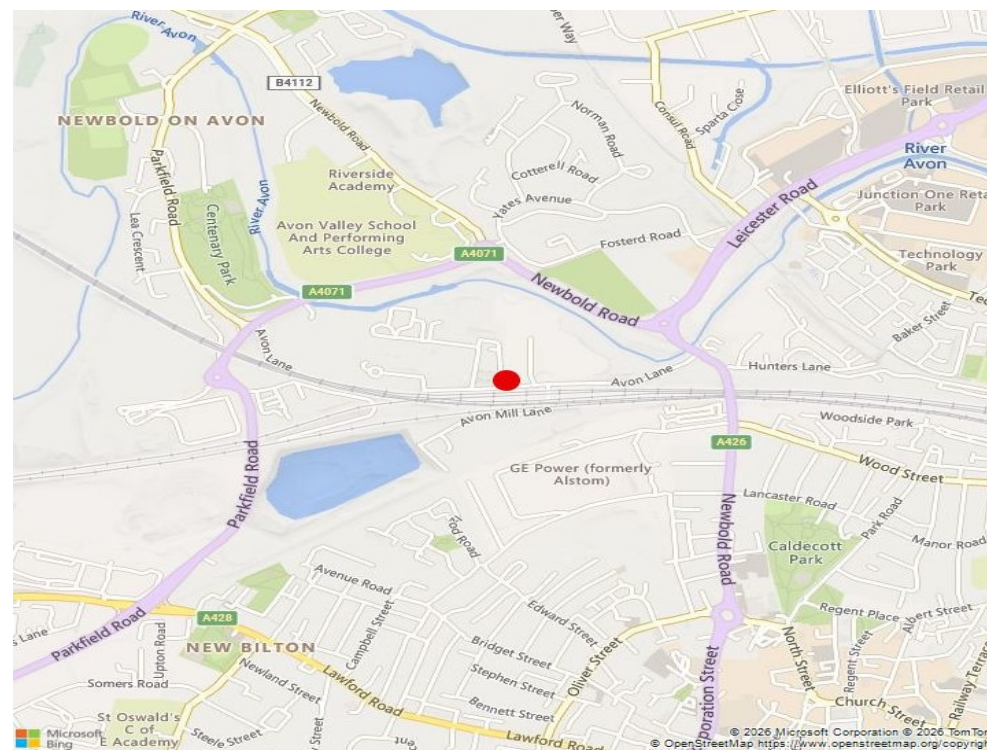
Each party to be responsible for the payment of their own legal costs.

VAT

Interested parties are to make their own enquires for rates payable.

VIEWING

Strictly by appointment with agents.



CONTACT

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