

LAND FOR SALE

Land with potential for re-development subject to necessary planning permissions and consents

**27 Upper Cape
The Cape
Warwick
CV34 5DS**



Price Guide: In excess of £600,000

DESCRIPTION:

This detached cottage is situated on a large plot having development potential subject to the necessary permissions and consents.

The property is situated in grounds of approximately 0.4 acre having canal side frontage and within two miles of Warwick town centre. It is situated within ¼ mile of the A46 and within ½ mile of Warwick Parkway train station making it very convenient for road and rail networks.

It is in an area of the town with a light industrial nature, the site is located on a busy arterial road with nearby high density residential population and daytime commercial employment base.

This site has been subject to a planning application for development into residential apartments, but has been refused in an appeal dated 12th November 2021, the application number is: W/21/3271757.

The site represents a fantastic opportunity for development subject to the necessary permissions although it is our opinion that a more commercial nature is likely to be favoured by the local authorities.

The property has accommodation to comprise:

Ground floor:

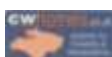
- Hall
- Kitchen 4.1m x 3.6m
- Dining room 3.4m x 4m
- Living room 3.4m x 3.6m
- Cloakroom

First floor:

- Bedroom 1 – 3.6 x 4.1
- Bedroom 2 – 3.4 x 3.5
- Bathroom

The property is in a poor condition throughout requiring comprehensive modernisation and improvement.

www.hawkesford.co.uk t: 01926 438129 f: 01926 438127 e: commercial@hawkesford.co.uk





www.hawkesford.co.uk t: 01926 438129 f: 01926 438127 e: commercial@hawkesford.co.uk



Chartered Surveyors • Auctioneers • Estate Agents • Property Management • Valuers
HAWKESFORD, 6 Euston Place, Leamington Spa, CV32 4LN

Registered No: 4657529
VAT No: 545 2383 44

General Information:

Services:	We are advised that mains water, gas and drainage can be made available to the property.
Tenure:	Freehold
Legal Costs:	Each party will be responsible for their own legal fees.
Viewing:	By prior arrangement with Hawkesford Commercial Department – 01926 438129.
Photographs	Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates. Telephone 01926 438124.

Management Department:

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on 01926 438123

Financial Services:

For mortgage advice, please contact this office on 01926 430553 and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

Residential Sales Department

Hawkesford prides itself in its experienced and dedicated staff with good local knowledge offering a comprehensive, professional first-class service to Vendors and Purchasers alike. We are involved in the sales of all types of property, from town centre apartments to country mansions, selling by both private treaty and by auction.

Please call or email the sales office for a Free No Obligation valuation for sale. 01926 430553 or leamington@hawkesford.co.uk

www.hawkesford.co.uk t: 01926 438129 f: 01926 438127 e: commercial@hawkesford.co.uk

