

Land at Priors Mews

WARWICK CV34 4LB

FOR SALE Residential Development Opportunity in Warwick Town Centre



savills

Indicative Site Boundary

DESCRIPTION

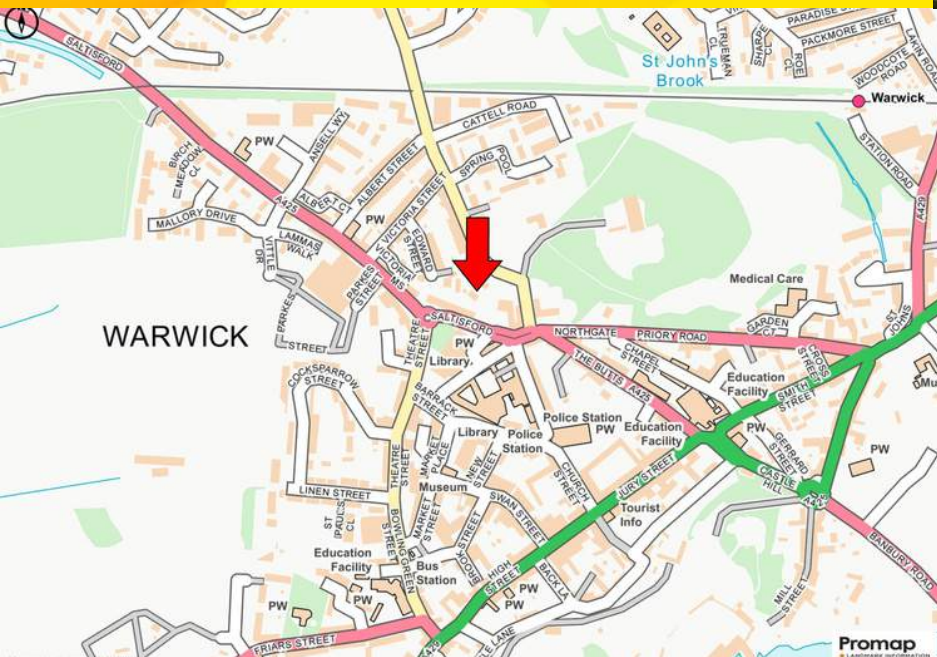
A development opportunity extending to approximately 0.22 gross acres intersected by adopted highway as marked by the yellow line boundary. The western developable parcel totals approximately 0.12 acres, with the eastern parcel comprising approximately 0.10 acres.

The site previously comprised six residential dwellings which have been demolished leaving a cleared and vacant site.

The subject site is bounded to the north west by a pedestrian footpath, to the south west and south by adjacent residential properties, to the east by Northgate House, Conference Centre.



Indicative Site Boundary



LOCATION

The historic market town of Warwick lies approximately 34 miles south east of Birmingham, nine miles north east of Stratford Upon Avon and two miles west of Royal Leamington Spa. Warwick's population was estimated at 37,267 at the 2021 Census.

Warwick has ancient origins and an array of historic buildings, notably from the Medieval, Stuart and Georgian eras. The most notable relic being Warwick Castle, which is a major tourist attraction.

The property is located within Warwick town centre, south of Cape Road. The subject site benefits from the nearby amenities including a variety of local shops, Priory Medical Centre, library and post office. There are also leisure amenities within close distance of the subject site such as Priory Park, Warwick Golf Centre and St Nicholas Park Leisure Centre.

There are a range of educational opportunities within Warwick Town Centre including private and state funded schools. Notable schools include Coten End Primary School (Outstanding), St Mary Immaculate Catholic Primary School (Good) and The Emscote School (Good).

The subject site is well connected by rail being approximately 0.5 miles south west of Warwick railway station. The station provides regular links to the nearby towns of Leamington Spa and Stratford-upon-Avon. There are also direct services to Birmingham and London.



PLANNING

The property is situated within the administrative boundary of Warwick District Council and is within the Warwick Conservation Area.

The existing use of the land falls under Use Class C3 Dwellinghouses.

Please note these are initial observations, and any purchaser should satisfy themselves as to the planning as listed status of the property. For further information please contact Warwick District Council planning department with specific planning enquiries.

KEY CONSIDERATIONS

The preferred purchaser is required to take account of the retaining structure along the site's eastern boundary adjacent to No. 4 when designing and developing their scheme. The Vendor has procured warranties in relation to this boundary.

TENURE

The site is registered at the Land Registry under title number WK271409.

Further title information is provided within the marketing dataroom.

SERVICES

We understand that mains water, electricity and drainage are available to the site.

Severn Trent Water will in principle accept a drainage solution for the new development to connect into the existing combined sewer as denoted by the drainage plan available in the data room.

All interested parties should satisfy themselves to the exact location and capacity of services.

VAT

The site is opted for VAT purposes.

TECHNICAL INFORMATION

A number of technical documents are available in an online dataroom. Documents include:

- A Phase II site investigation report;
- Topographical survey;
- Drainage information; and
- Further information on the remedial works carried out.

Please contact Kate Comfort (kate.comfort@savills.com) or Max Wowra (Max.Wowra@savills.com) for access.



IMPORTANT NOTICE

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OFFERS

Offers are sought on an unconditional basis for the freehold interest in the property.

Offers are to be submitted in writing to Savills for the attention of Kate Comfort MRICS (kate.comfort@savills.com).

An offer proforma will be available in the dataroom. Interested parties will be required to populate the proforma as part of their offer. Failure to complete this may result in a non-compliant offer.

Please note the vendor reserves the right to not accept the highest, or indeed any offer received.

VIEWINGS

It is possible to view the site from the public highway, otherwise access to the site is strictly by appointment only, to be arranged with Savills.

CONTACT

For further information please contact:

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