

# **FORMER CUSTOMS HOUSE**

Birmingham Road, Warwick CV34 5XW



## **Total Site Area: Approximately 0.05 hectares (0.13 acres)**

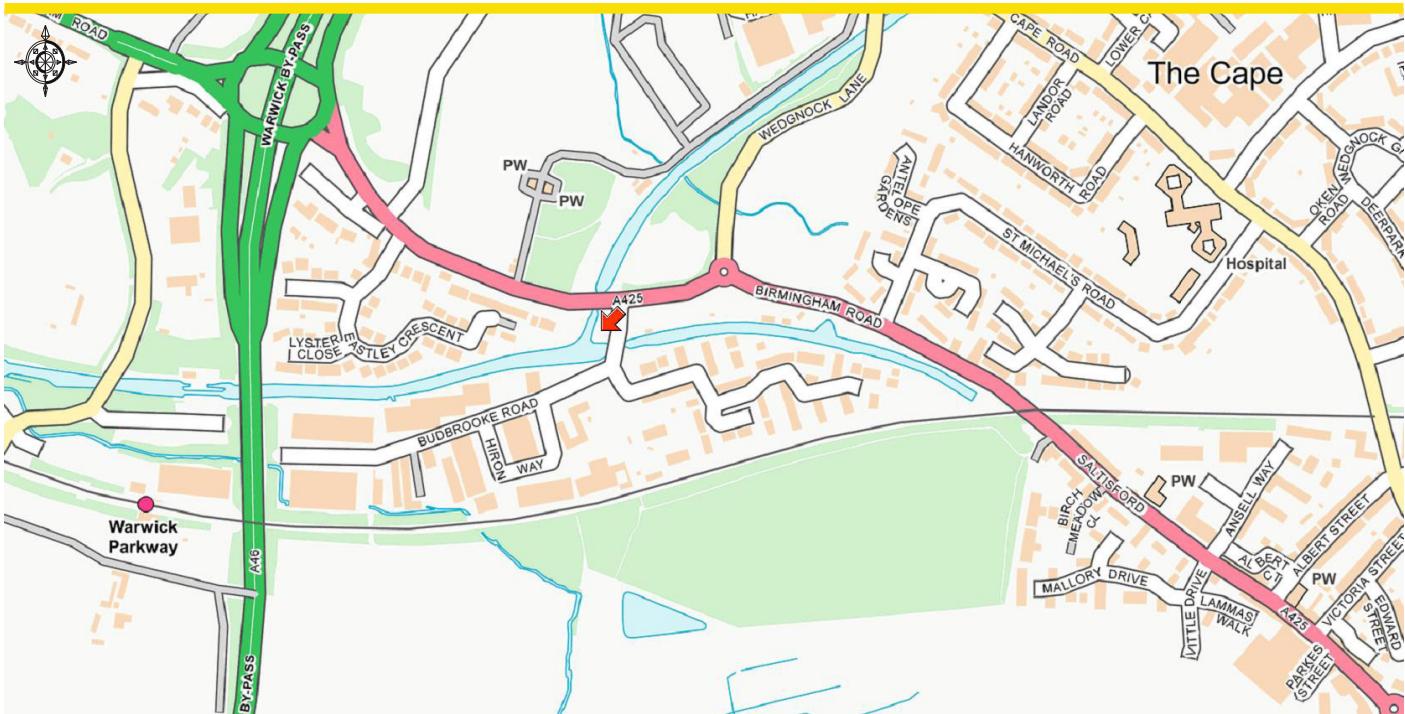
- Prime gateway development opportunity which would lend itself to a warehouse style bespoke development
- Offers invited in excess of £650,000
- Outline Planning Permission for demolition of existing building and erection of 5 dwellings (with all matters reserved)
- Unconditional and conditional offers sought

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SAVILLS BIRMINGHAM  
55 Colmore Row  
Birmingham B3 2AA

[savills.co.uk](http://savills.co.uk)





## Summary

The entire site extends to approximately 0.05 hectares (0.13 acres). The site is for sale with Outline Planning Permission for demolition of the existing building and erection of 5 dwellings (with all matters reserved).

## Location

Warwick is located approximately 4.7 km (2.9 miles) to the west of Leamington Spa, 14.5km (9 miles) to the north east of Stratford-upon-Avon, and 17.4 km (10.8 miles) to the south west of Coventry. The site is located approximately 0.48km (0.3 miles) to the west of the A46, providing direct access to Coventry to the north and junction 15 of the M40 to the south.

The site is situated to the west of the town centre, where a range of local amenities including a number of schools, Warwick Hospital, shops and restaurants and other local facilities are located. Warwick Parkway railway station is located 1.3 km (0.8 miles) to the west of the site by road, and 0.8 km (0.5 miles) by foot via a canalside path. Warwick Parkway station provides regular direct services to Birmingham Snow Hill, London Marylebone, Leamington Spa and other local stations.

## Description

The site sits on the Warwick Basin of the Grand Union Canal and previously provided the location for a Customs House in the early 19th century. The site currently comprises an area of hardstanding, a graded bank and two dilapidated semi-detached cottages. Existing highway access is from Budbrooke Road on the eastern boundary of the site.

Existing residential dwellings are located off Budbrooke Road to the south east of the site, and off Eastley Crescent to the west of the site. There are a number of mature trees and hedges in close proximity to the site boundary. All boundaries are defined by fencing.

The site is roughly rectangular in shape and relatively flat with areas of raised ground towards the boundaries. A grass verge separates the site from the Birmingham Road. The cottage building is located along the western boundary of the site and is currently vacant.

## Tenure

The freehold of the site is available with vacant possession granted upon completion.

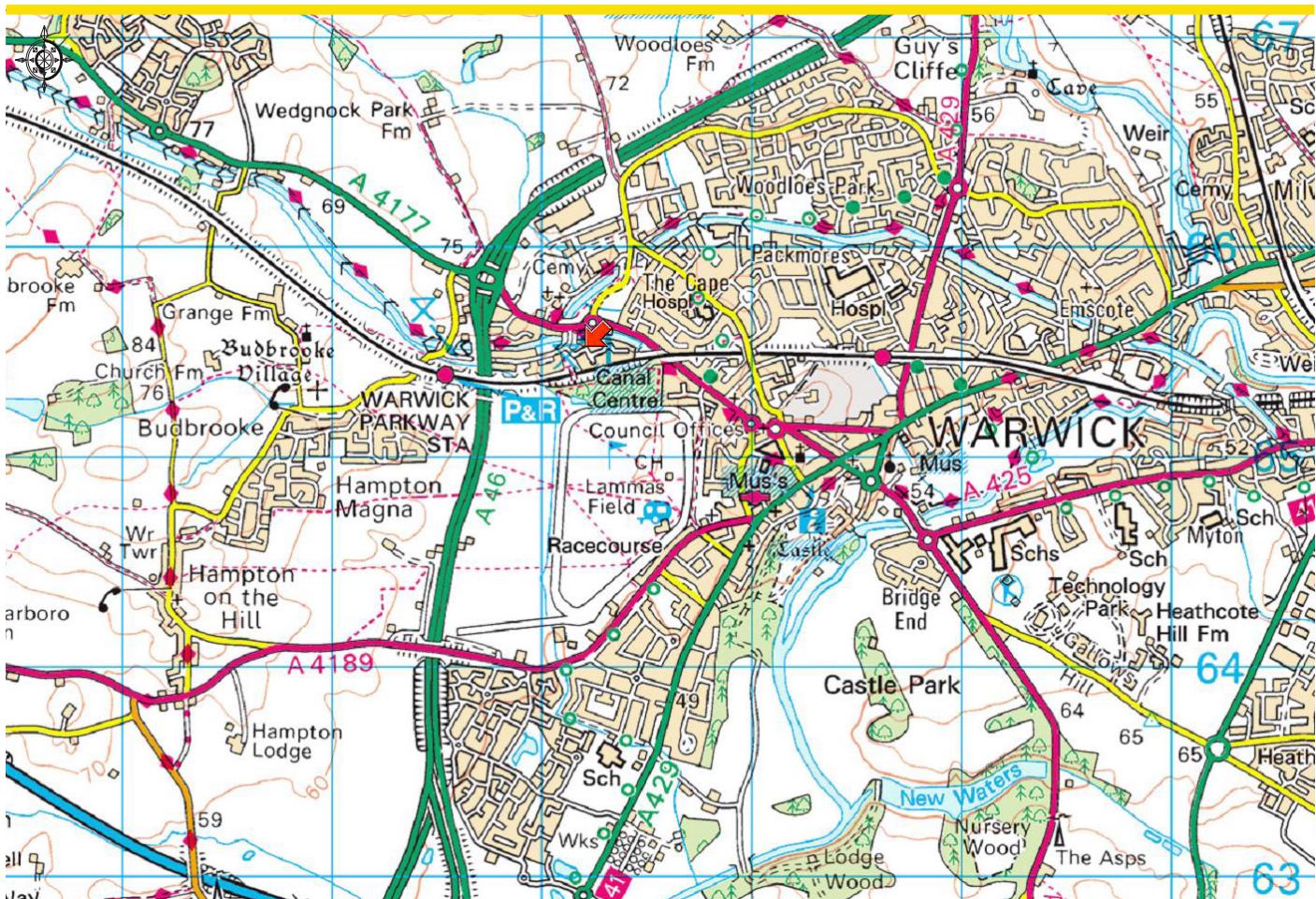
## Planning

The site benefits from Outline Planning Permission for "Demolition of existing building and erection of residential development comprising up to 5 dwellings (with all matters reserved)" which was granted on 23rd December 2015 (Ref: W/15/1791).

The site is within Warwick District Council, details below:

### Warwick District Council

Riverside House  
Milverton Hill  
Leamington Spa  
CV32 5HZ  
Tel: 01926 450000  
[https://www.warwickdc.gov.uk](http://www.warwickdc.gov.uk)



## Summary

The entire site extends to approximately 0.05 hectares (0.13 acres). The site is for sale with Outline Planning Permission for demolition of the existing building and erection of 5 dwellings (with all matters reserved).

## Location

Offers are sought for the site as a whole. Offers are sought on both unconditional and conditional bases. Please provide the following information in each instance:

- Solicitors details
- Timescales for delivery
- Planning strategy (if appropriate)
- Board approval (if appropriate)
- Payment terms

Offers to be submitted to Savills at the following address:

**Savills (UK) Ltd**  
55 Colmore Row  
Birmingham, B3 2AA

**FAO Peter Gough, Chris Torbett and Andrew Galloway**

## VAT

VAT is not payable

## Viewings

Viewings are strictly by appointment only and arranged through Savills.

## Contact

**Peter Gough**  
+44 (0) 121 634 8489  
pgough@savills.com

**Chris Torbett**  
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