

Under Offer

Commercial Development



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## Land At 11 - 21

Boughton Road, Rugby CV21 1BH

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0.75 Acres  
£900,000 for the Freehold



## Key Features

- Prime development site with a range of potential uses subject to planning
- Close proximity to Rugby Town Centre
- High traffic flow with c100m of road frontage
- 4,274 sq ft/ 397 sq m of existing building footprints
- Close to Elliot Fields Retail Park
- 600m from Rugby Town train station
- High density residential area with c1,000 households within 500m



Land At 11 - 21, Boughton Road, Rugby,  
Warwickshire, CV21 1BH





## Location

The package of land occupies the corner of Boughton Road and Waterside Drive to the north of Rugby Town Centre. The site is situated prominently with a consistent traffic flow. Rugby College is in close proximity to the south, as is the town centre train station, giving mainline access to both Birmingham and London. The Elliot Fields Retail Park is also in close proximity, containing a Tesco superstore, as well as numerous retail, leisure and drive-thru options. To the south of the site is the River Avon, but the site is not listed as in a flooding zone. The surrounding area is high-density residential with around 1,000 households within a 500m radius. The local planning authority is Rugby Borough.

## Description

The available package of land in total measures 0.75 acres and is currently held under multiple land registry titles, all in the ownership of the vendor. The most northern section contains a three-bedroom bungalow with a separate garage and surrounding land, the bungalow has not been inhabited for some time and is in a poor state of disrepair. The next section south is slightly lower in ground level, but very overgrown with vegetation currently and largely inaccessible. There is then part of the site that is currently occupied as a garage and car wash, the licensee is currently occupying under a licence with two-month termination clauses for the licensee and licensor, the rateable value of this part of the property is £9,600. The final section of land that abuts Waterside Drive, is currently unregistered land, however, the property was purchased by the vendor's family some time back, but the paperwork has been lost and they are currently going through the process of registering their interest in the property having had it fenced, secured and maintained for in excess of 10 years.

## Accommodation

Area	Acres	Hectares
Land Parcel 1	0.19	0.08
Land Parcel 2	0.25	0.1
Land Parcel 3	0.17	0.07
Land Parcel 4	0.14	0.06
<b>Total</b>	<b>0.75</b>	<b>0.3</b>

## Tenure

The available property is held under three separate land registry titles, WK20102, WK254055 and WK506788.

## EPC

The bungalow has an expired EPC rating of F. The garage does not currently have an EPC certificate.

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of combined  
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commercial property.



### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



#### Caine Gilchrist

Contact us with any queries about the property or to book a viewing

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