

Land at Elms Farm, Marton, Rugby

DEVELOPMENT OPPORTUNITY

Full Planning Consent for 11 Dwellings



The Site

An opportunity to acquire a development site with full consent for the conversion of a range of traditional farm buildings into 6 new dwellings and the erection of 5 barn style new builds (no affordable).

The site, approximately 2 acres, consists of a range of traditional brick and tile buildings and a number of more modern steel portal frame buildings.

The range of brick barns is Grade 2 listed and so the scheme benefits from listed building consent and full planning consent for 11 dwellings. The Vendors are to retain the outlying 'Annex' plot.

- The site is easily accessed from the A423 through a wide 'bellmouth' access point.
- The site is located 200m to the North West of the village of Marton.
- A footpath connects the site with the village which has a range of amenities including, sports pitches, play ground, restaurant and Church.
- A mixture of concrete hardstanding and compacted gravel surround the buildings.

Services – it is understood that all services are available to the site. However, it is the responsibility of the purchaser to ensure that services are available and adequate.



Above plan for indicative purposes only.

Planning

Application Numbers: R210469 (Full App)
R210470 (LBC)

Local Authority: The Rugby Borough Council
Granted: 23rd April 2023

The consented development comprises the conversion of a substantial barn and various other brick built redundant farm buildings and stables into 6 dwellings together with associated internal access, landscaping and drainage works. The 5 new builds were consented as part of an enabling development to facilitate the preservation of the listed barn. A viability study supporting this was submitted as part of the planning application.

General Constraints

The site sits partly within flood zone 2 however a flood risk assessment was submitted as part of the planning application although the detail of which will need to be agreed as a condition of the planning.

The site lies within the Birmingham Green Belt

Elms Accommodation Schedule			
Unit	Type	Size Sq M	Size Sq Ft
1	Conversion excl Annex	169	1819
2	Conversion	155	1668
3	Conversion	70	753
4	Conversion	65.5	705
5	Conversion	68	732
6	Conversion	179	1927
7	New Build	124	1335
8	New Build	230	2475
9	New Build	228	2454
10	New Build	214	2303
11	New Build	124	1335
	Total	1627	17506



Connectivity and Transport

Nearest Train Station:

- Leamington Spa - approximately 8.2 miles away (18 mins).
- London Euston - from 1hr 20 mins
- Birmingham New street – from 35 mins

Road Connections:

- The M1
- Junction 17 south - 14 miles.
- Junction 18 North/ South – 16 miles

- Rugby – 8 Miles
- Coventry – 8 Miles
- Banbury – 19 Miles
- Stratford upon Avon – 22 Miles
- Birmingham – 33 Miles

Public Transport:

There is a bus service stopping in Marton 5 times a day that runs between Coventry and Rugby.

Terms

Tenure - The site is offered on a freehold basis, with vacant possession

Vendors Reserved Rights – The Vendors will reserve rights for services through the property for the benefit of the retained land in so far as they currently exist.

Data Room - Further information is available in a dedicated data room. Please email lauren.lidzy@knightfrank.com to request access.

Viewing – Please contact Nick Madden to arrange.

Unconditional offers sought. As a minimum prospective purchasers are requested to provide the following within their offer:

- Purchase Price
- Timescales
- Funding arrangements
- Any surveys reports required prior to exchange
- Undertaking to cover Vendors reasonable Legal costs

Offers are to be submitted with any supporting information to:

- Nick Madden – nick.madden@knightfrank.com

Contact

Nick Madden

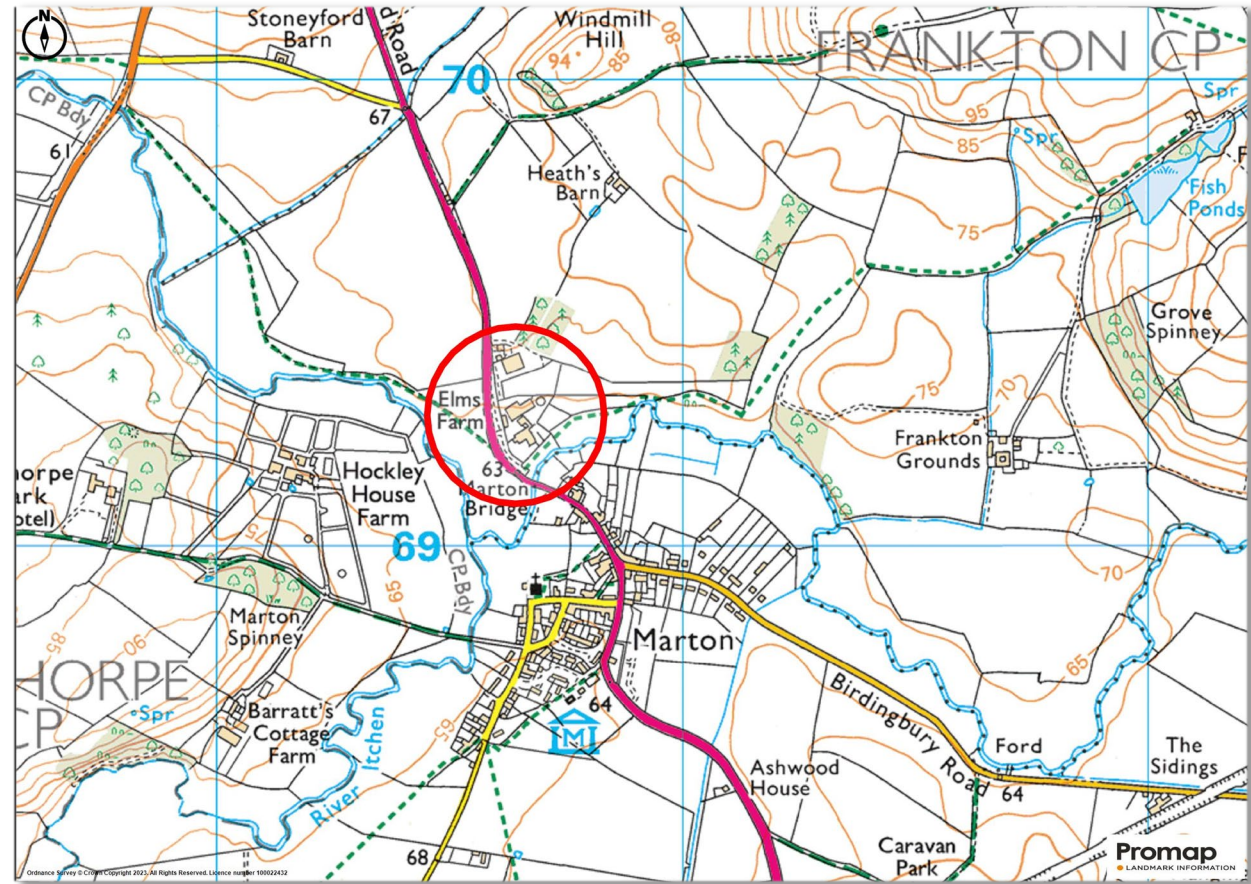
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