

**RESIDENTIAL DEVELOPMENT, INVESTMENT, INVESTMENT - MIXED USE, LAND, LIGHT INDUSTRIAL FOR
SALE**



Description

Wharf Farm is approximately 4.883 Acres and is a combination of open field, a reinforced concrete yard and two shed footprints. The site is unique and has been recently called to Rugby Borough Local Plan (March 2025) as part of the Land East of Kilsby Lane, Hillmorton for c 125 dwellings. The current situation for the property is that currently has B1 & B2 Consent on the hard-standing land which is approximately 0.845 Acres. The site also holds a waste transfer license.

Data room available on request.

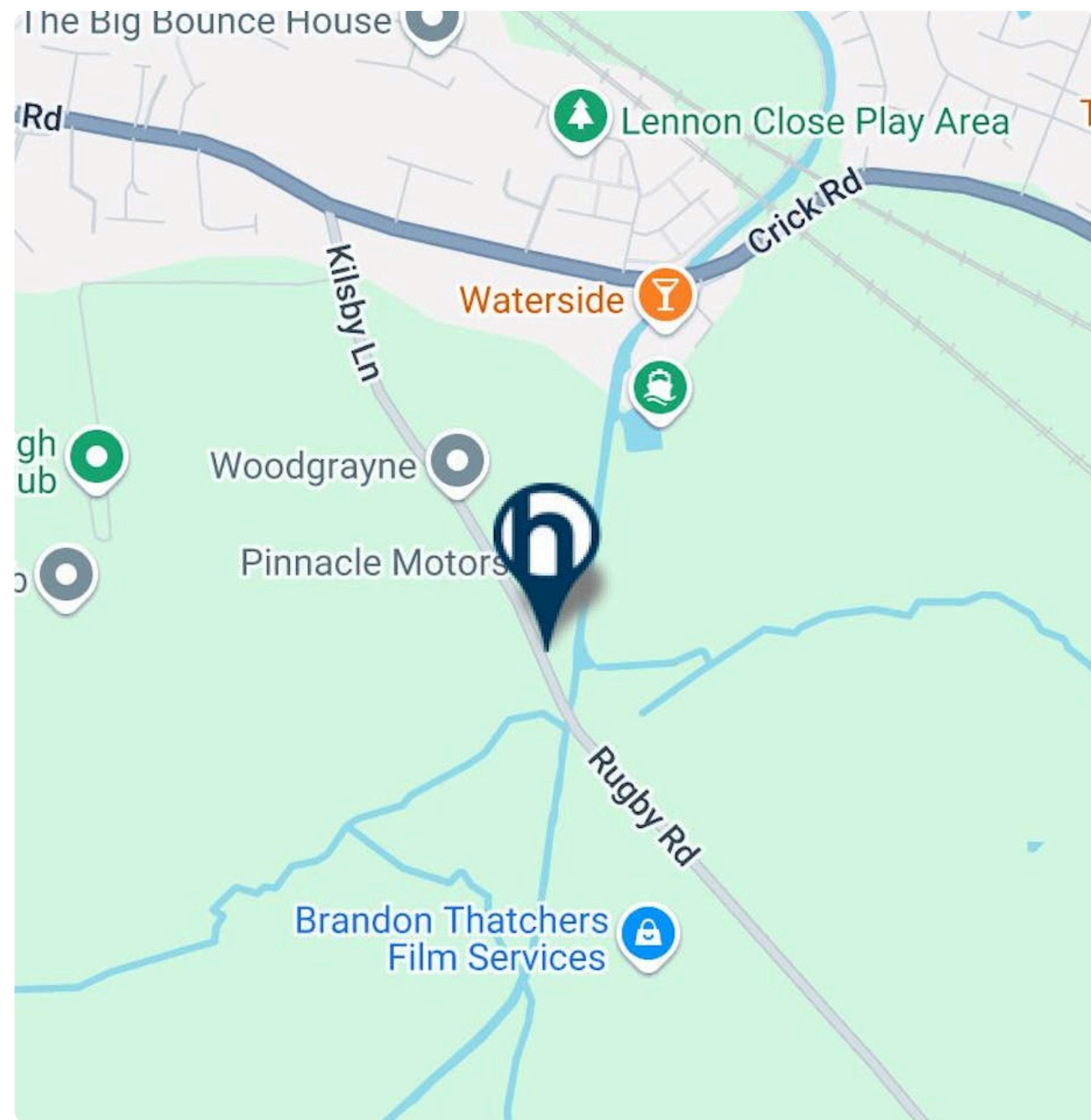
Summary

- Waste Transfer License
- Large open storage space with premium high-grade concrete
- Potential Residential Planning
- Mix use site with B1 & B2 use
- Open sheds with footprint for refurbishment.
- Sale of The Freehold Title
- Sale can be treated as a going concern.



Location

Wharf Farm is approximately 2 miles southeast of Rugby town centre. It offers convenient access to major motorways: around 4 miles east of the M1 (Junction 18), about 5 miles south of the M6 (Junction 1), and roughly 3 miles southwest of the M45 (Junction 1).



GALLERY



TERMS

Sale of the Freehold part title WK422607

VAT

This property is registered for VAT (Value Added Tax). The sale to be treated as a going concern.

LEGAL FEES

Each party to bear their own costs

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



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