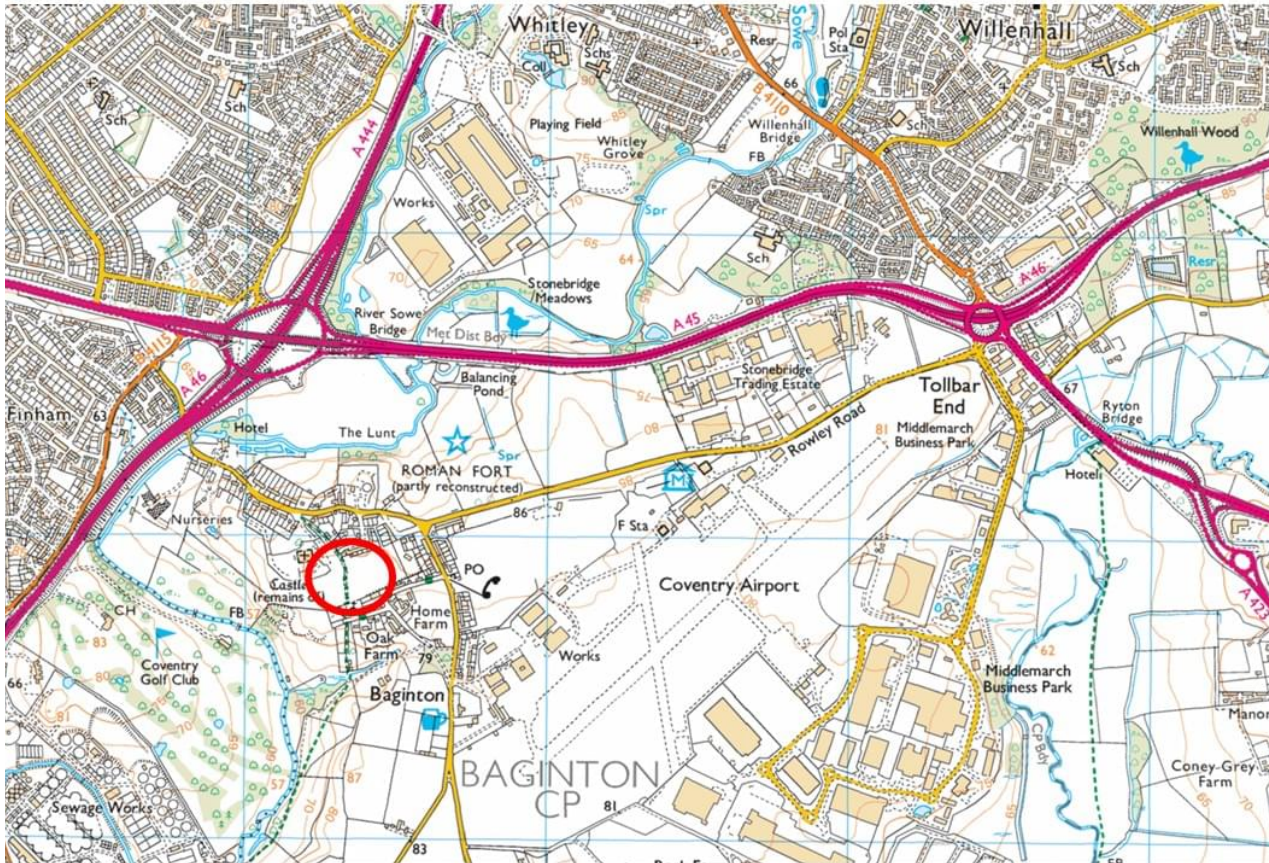


Land to the rear of Holly Walk, Baginton **CV8 3AG**





The Opportunity

This strategic development land opportunity extends to approximately 10.34 acres (4.18 hectares) and is available for freehold acquisition or for planning promotion by way of a development agreement.

Location

The site is located within the Warwickshire village of Baginton and is accessed via Bosworth Close, CV8 3AG. Lying to the south of the city of Coventry, Baginton is well connected to the A46 which links to the M40, M6 and M69 and to the A45 which links to the M42 to the west and the M45 and M1 to the east. Coventry airport lies to the east of the site and it is within easy reach of the established and growing employment centres of Middlesmarch Industrial Estate, Prologis Park Ryton and, the currently under construction, Coventry and Warwickshire Gateway. Coventry railway station is within 3.5 miles of the site with direct trains to London Euston, Birmingham International airport and Birmingham New Street station.

Description

The site extends to approximately 10.34 acres (4.18 hectares) and is predominately surrounded by the village of Baginton on three sides. It is understood that the site was previously worked for sand and gravel and was subsequently filled and capped. Planning permission was approved in March 2014 for the building of a free school on the site, providing an internal floorspace of 18,955 square feet (1,761 Square metres), 24 car parking spaces and outside recreation space. Conditions have been discharged and a material commencement of this development has been undertaken. It is considered that, subject to successful planning promotion, the site would be suitable for residential development.



Jaguar Land Rover H.Q.
Whitley

Coventry and Warwickshire
Gateway

Coventry Airport

Middlemarch Industrial
Estate





Planning

A summary of the planning history of the site is provided within the information pack. The village of Baginton is within Warwick District Council whose Local Plan was adopted in September 2017.

Baginton is classified as a 'Growth Village' within the District's Settlement Hierarchy. The site is within the green belt and neighbours the Baginton Conservation Area to the south. Local Plan policy DS19 commits the Council to a review of; national policy, the regional context, updated evidence and monitoring data, prior to the 31st March 2021, to determine whether a partial or comprehensive review of the plan is required. On the 23rd June 2020 the leaders of Stratford-upon Avon and Warwick District Council issued a joint statement regarding informal discussions to explore ways to work together. The statement identifies the 'possibility of producing a joint Core Strategy / Local Plan.'

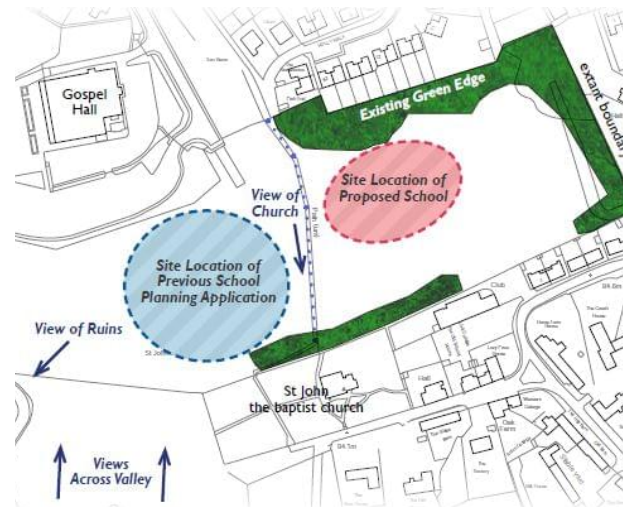
The site was assessed as part of a wider parcel in the Strategic Housing Land Availability Assessment May 2014 (site ref: C07) and within the Joint Green Belt study 2015 (site ref: BT1). The Baginton and Bubbenhall Neighbourhood Plan was made following a referendum on 15th March 2018. It is considered there is an opportunity to promote the site through the anticipated review of the Local Plan or seek planning permission for uses which meet the 'exceptions' for development of land within the Green Belt. The site benefits from the extant Planning Permission ref: W/13/1763 for the building of a free school.

Access & Services

It is understood that access and services are reserved via Bosworth Close which has been built to an adoptable standard. Interested Parties should make their own enquiries and a copy of the Transfer dated 21st May 2014 is available in the information pack. A public footpath crosses the site north to south from Bosworth Close to Saint John the Baptist Church. Interested Parties should make their own enquires regarding any other rights of way affecting the land.

Overage

The site is subject to an overage clause within the Transfer dated 21st May 2014 which runs for a period of 10 years from the date of the transfer. Interested Parties should make their own enquiries and a copy of the Transfer is available in the information pack.





Information Pack

Further information is available. Please contact George Percy for details.

Viewing

The site may be inspected by prior appointment through the vendor's sole agent Knight Frank LLP. Prospective parties should be aware that inspections are made entirely at their own risk and that the vendor and their agent accept no liability.

Further information

If you would like further information please do not hesitate to contact

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