



# Kenilworth Gateway

A46 WARWICK BYPASS • CV8 2LP

Approximately 19.1 acres (7.73 Hectares) of Employment Land to the South East of Kenilworth, Warwickshire.

## FOR SALE





# LOCATION

Kenilworth is a highly desirable market town situated within Warwick District, within easy reach of Coventry, Leamington Spa and Warwick. The newly opened train station in the centre of Kenilworth provides regular rail links to both Coventry and Leamington Spa, where onward journeys can be made to London (76 minutes) and Birmingham (21 minutes).

The site is in a highly accessible location, directly adjacent to the A46 Warwick Bypass which provides links to Coventry to the north (7 miles) and Warwick and Leamington Spa to the south (5 miles and 4 miles). The site benefits from good connections to J15 of M40 within less than 6 miles and J2 of M6 within approximately 11 miles which in turn provide access to the wider motorway network in the Midlands.

The site is in an ideal location to maximise linkages with established and successful manufacturing and R&D clusters within the Coventry and Warwickshire sub-region and the wider region. Nearby occupiers include Jaguar Land Rover, LEVC, Meggitt and Rolls Royce.

## THE OPPORTUNITY

- Serviced employment land parcel
- Planning permission for Class E/B2 use
- Highly accessible and prominent location
- Excellent linkages to existing manufacturing and R&D clusters within the sub-region



City	Distance (miles)
Coventry	7
Rugby	16
Birmingham	23
Leicester	30
Northampton	36
Milton Keynes	52
Nottingham	56
Derby	58
London	100



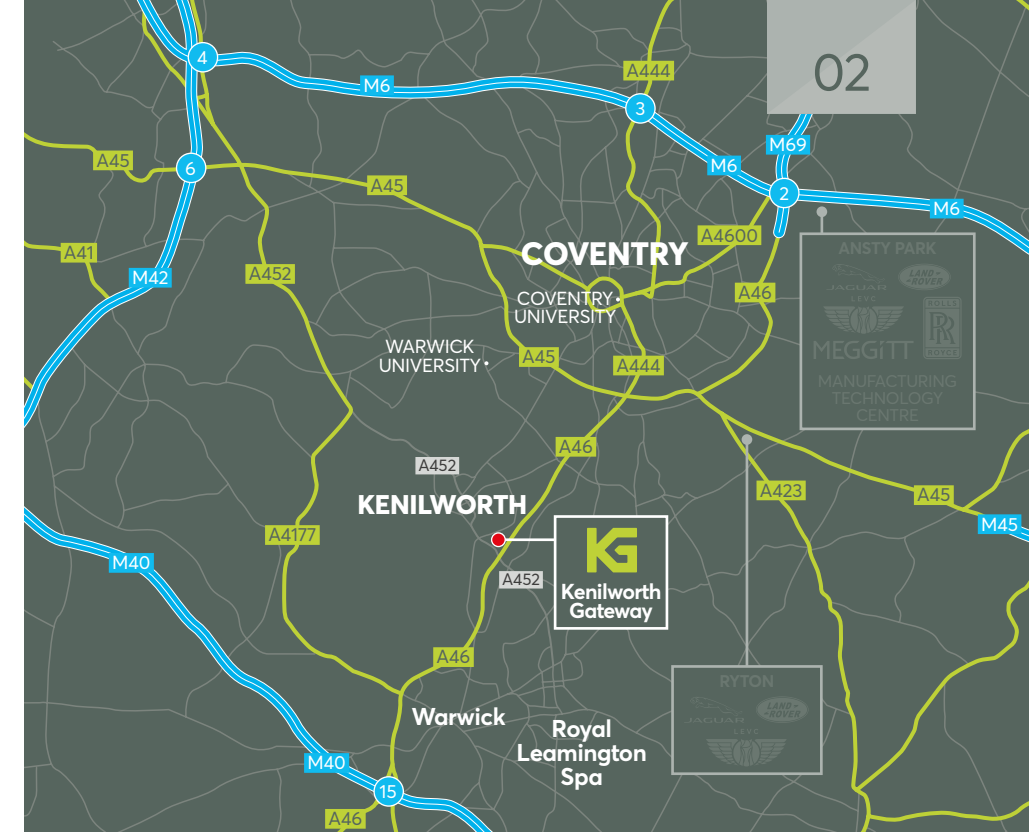
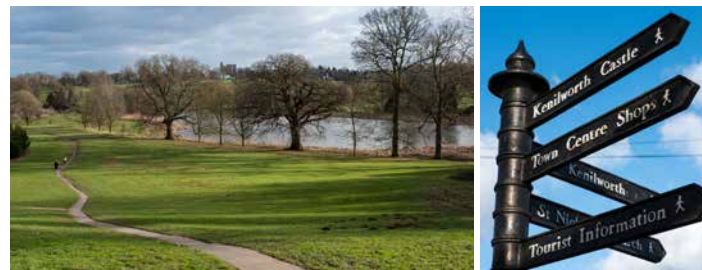
Motorway Junctions	Distance (miles)
M40 J15	6
M6 J2 / M69	10
M42 J6	11
M45	13
M42 J3A	17
M1 J17	21
M1 J21	27



Ports	Distance (miles)
Liverpool	119
Hull	145
Felixstowe	152
Southampton	117
Dover	188



Airports	Distance (miles)
Birmingham	13
East Midlands	45
Manchester	99
Luton	70
Liverpool	112



### SAT NAV: CV8 2LP



# INDICATIVE MASTERPLAN



# DESCRIPTION

The site comprises approximately 19.1 acres (7.73 hectares) adjacent to the Warwick Bypass (A46) to the south eastern boundary of Kenilworth. The site forms part of a wider urban extension to Kenilworth with the remainder of the site extending to 59.22 acres (23.97 hectares) which has recently been acquired by Persimmon Homes who will deliver 550 new homes, a primary school and a local centre.

The site's south eastern boundary is formed by the A46, which is part of the strategic highway network, and the north west boundary is defined by the new spine road. To the south-west is the A452 Leamington Road and there is a small woodland to the outside of the eastern boundary. The site is currently occupied by a single storey dwelling house and associated outbuildings.

The employment site will be accessed from the Leamington Road (A452) via a new spine road to be delivered by Persimmon Homes which will in turn provide access to the wider development. Persimmon Homes has additional contractual obligations to service the employment site with utilities.

INDICATIVE IMAGES





# PLANNING

The site is located within the administrative area of Warwick District Council. The site was removed from the Green Belt as part of Warwick District Council's Local Plan review (adopted September 2017) and was allocated for development pursuant to policies H06 and E1. The E1 allocation relates to the employment site and allocates 8ha of land for B1 (now superseded by use class E) and B2 uses.



In December 2020 Barwood Land submitted a hybrid planning application (ref: W/20/2020) on the wider site. The planning application was determined positively in December 2021. Pursuant to the grant of planning the employment site benefits from outline permission for E1 and B2 uses.

In planning policy terms there is a presumption against B8 uses being acceptable on the site, however, informal discussions with Warwick District Council have indicated that an element of B8 ancillary to other uses may be acceptable but this will be occupier specific and consideration will be given to this on a case-by-case basis.

Persimmon Homes has effectively undertaken to meet all the s106 obligations and financial contributions associated with the development save for the Highways Contribution of approximately £904,000 which will be met by the purchaser of the employment site.

Please refer to the Data Room for further information on planning and the supported uses for development.

## ACCESS, UTILITIES & GROUND CONDITIONS

A bell mouth access to the employment site will be provided via the spine road (vehicular/ pedestrian/ cycle) connection from Leamington Road (A452). Persimmon Homes are required to deliver this along with the new signalised junction at Leamington Road. A further access to the employment site from the Spine Road will also be delivered by Persimmon Homes.

Connections to utilities are to be provided by Persimmon Homes and this includes an off-site foul pumping station to a defined capacity. The drainage strategy for the site assumes that a surface water balancing pond is located within the employment site which attenuates assumed flows from the employment site only and is therefore independent of the wider site. There may be potential for this to be varied (e.g. underground storage) but this would require consultation and agreement with the LLFA.

A detailed Phase II Ground Investigation across the whole site was carried out by KAB Geo-Solutions and this is available in the Data Room.



# INDICATIVE EMPLOYMENT MASTERPLAN





## ADDITIONAL INFORMATION

### DATA ROOM

A Data Room has been setup to host relevant planning, technical and legal information to assist prospective purchasers complete their due diligence prior to submitting an offer. Please contact Dan Rudd (daniel.rudd@savills.com) to be granted access.

### TENURE

The site is offered Freehold with vacant possession.

### METHOD OF SALE

Offers are invited on an unconditional basis for the employment site by 12 noon on Tuesday 14th June 2022. An invitation to Informal Tender letter setting out the basis upon which offers are to be submitted is contained within the Data Room.

### LOCAL AUTHORITY

Warwick District Council, Riverside House, Milverton Hill, Leamington Spa, CV32 5HZ  
T: 01926 450 000

### VAT

We understand that VAT will be charged at the standard rate on the purchase price.

### ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

### SITE INSPECTIONS

Viewing is strictly by prior appointment only with the Vendors' Agent.







## CONTACT



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**BARWOOD LAND** SITE PROMOTER:

**MISDESCRIPTION.**  
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