



LAND FOR SALE IN RUGBY

Guide Price **£650,000**

REF: 2833201

PROPERTY FEATURES

- Development site
- Planning granted for 2 detached homes
- 214m2 & 270m2 Respectively
- Situated within a few minutes walk of Draycote Water
- Total Site 0.4 Acre
- Open farmland beyond the northern boundary
- Dunchurch village closeby
- Outskirts of Thurlaston village
- FREEHOLD

A freehold development site with planning permission granted for the construction of 2 luxurious dwellings (270 m2 & 214m2) on the outskirts of Thurlaston a few minutes walk from Draycote Water. Application reference R21/1208

An incredible opportunity for a developer to acquire a freehold development site, measuring 0.4 acres that would require the demolition of the existing building and the construction of 2 detached homes, which offer accommodation in the region of 2,303 ft2 and 2,906 ft2 respectively.

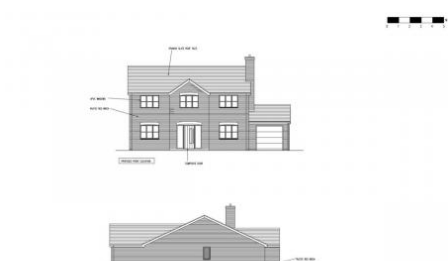
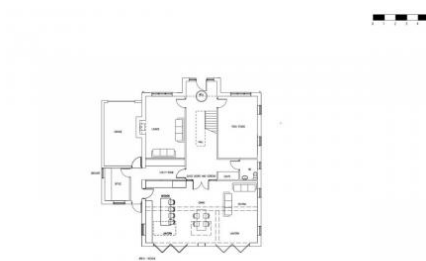
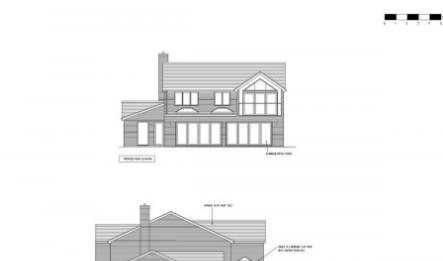
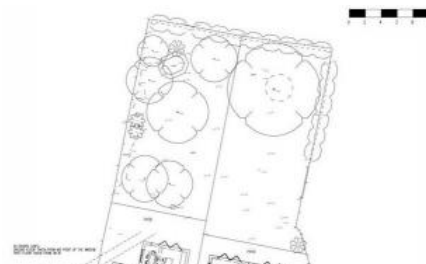
Location

The site is on the outskirts of the attractive village of Thurlaston, which is a no through village with around 150 dwellings and is situated just a mile from Dunchurch where there is a good range of day-to-day facilities and just five miles from the centre of Rugby. Draycote Water can be accessed from a path in the village and Whitefields Golf Course forms the other boundary to the village making this an ideal rural retreat. There are more extensive shopping facilities in Rugby, Southam, Daventry, Coventry and Leamington Spa and there is a high-speed train service from Rugby to Euston in under 50 minutes. There is also easy access to the

extensive road networks making commuting as painless as possible. Private education is available at Rugby School, Bilton Grange as well as in Leamington, Bloxham, Princethorpe and Warwick with excellent Grammar schools available in Rugby.

Please click on the video tab for details of this property, or for more information or to arrange a viewing, contact Claire Heritage or Sam Funnell at the Fine & Country Rugby Office.

PROPERTY PHOTOS



LOCATION



No Media available

No Floorplans available