

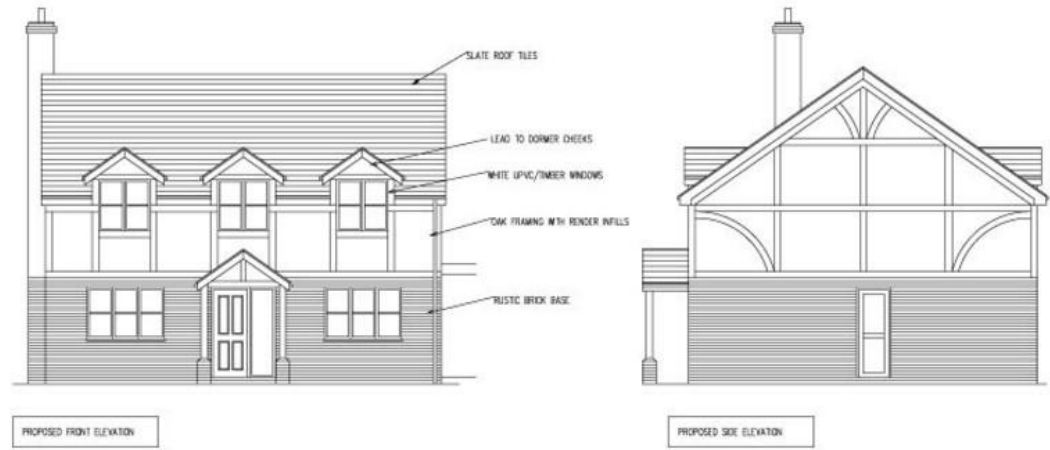


2 School Street

Church Lawford, Rugby,

An opportunity to acquire a residential development site in the picturesque village of Church Lawford. The plot is approximately 350 square metres and has approved planning permission for a detached three bedroom dwelling with parking for three cars, with a patio and garden to the rear. The plot is located near the edge of the village, with easy access to the main Coventry to Rugby road, as well as local countryside.

£150,000



INTRODUCTION

An opportunity to acquire a residential development site in the picturesque village of Church Lawford. The plot is approximately 350 square metres and has approved planning permission for a detached three bedroom dwelling with parking for three cars, with a patio and garden to the rear. The plot is located near the edge of the village, with easy access to the main Coventry to Rugby road, as well as local countryside.

The exact plot dimensions can be found along with the planning permission details on the Rugby Borough Council Planning portal – reference R19/1403

The plot is currently occupied by a former Blacksmith's shop along with related buildings, and the final clearance and demolition of these buildings will be the responsibility of the purchaser as detailed in the conditions of the planning permission. Similarly the purchaser will be responsible for making their own enquiries regarding location, adequacy and availability of local services, although the planning permission does reference the existing provision for pedestrian and vehicular access.

LOCATION

Church Lawford is a peaceful village located in between Rugby & Coventry. It lies just south of the River Avon between Rugby and Coventry and is also convenient for access to the M1, M6 and M69 Motorways. Church Lawford is surrounded by beautiful countryside with an abundance of wild life and nature walks to neighbouring villages such as Long Lawford which in turn offers amenities such as; local shop, junior school and two parks.

ENTRANCE HALL

STUDY

LOUNGE

KITCHEN/DINER/FAMILY

UTILITY ROOM

WC

STAIRS AND LANDING

BEDROOM ONE

EN SUITE

BEDROOM TWO

BEDROOM THREE

BATHROOM



