

GUIDE PRICE
£100,000

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
7th April 2021

BY ORDER OF

SEVERN
TRENT



Former Honiley Sewage Treatment Works, Oldwich Lane West, Chadwick End, CV8 1QD

Freehold land of approximately 2.78 acres (1.13 hectares) with vacant possession

Bid1.

Property Summary

- Freehold vacant former sewage treatment works
- 2.78 acres (1.13 hectares)
- Elevated position with extensive semi rural views

Location

Honiley and Fen End is a well located semi rural area with many attractive homes, well located 7 miles to the south east of Solihull and 10 miles to the south west of Coventry. The property enjoys easy access onto the regions motorway network, the M40 (J16) is 6 miles and M42 as the A452 are close by. Jaguar Land Rover are a dominant employer located across the nearby area and there is at Fen End Jaguar Land Rover's Special Vehicle Operations engineering department with some 300 engineering staff on the former RAF Honiley airfield.

The approximate position of the property can be located as follows:
Grid Reference: SP218737
www.gridreferencefinder.com

Description

The property lies in open countryside and is accessed via a gated roadway leading off the south side of Oldwiche Lane West close to its junction with Old Green Lane. The property comprises a well fenced and gated compound occupying an elevated position with extensive views over open fields. The vacant site extends to approximately 2.78 acres (1.13 hectares).

We understand that utility services including foul sewage, electricity and telecoms are located in close proximity to the site. Water is located in the public highway. Interested parties should refer to the legal pack and make their own enquiries to satisfy themselves on the availability of any service.

Note

Interested parties should read the legal pack for further information relating to easements and overages, for example, that may be applicable to the site.

VAT

We understand VAT is not payable

EPC

No EPC required

Tenure

Freehold with vacant possession



Planning

Dalcour McLaren have provided an independent planning appraisal for the site that can be downloaded from the legal pack. Part of their Executive Summary states:

"Three potential uses have been identified:

- Creation of residential dwellings (either large single or small multiple) or live/work units, through construction of new builds.
- Re-use for commercial or agricultural purposes in line with other local businesses
- A site for a renewable energy enterprise

The site is considered suitable for redevelopment allowing for varying options given the generous space available.

The existing structures afford the site the benefit of the status of previously developed land (PDL) within the Green Belt. Green Belt policy supports the partial or complete redevelopment of previously developed land where the openness of the Green Belt is not harmed, which is positive for options for this site. The potential land use options considered within this appraisal have been identified as according with Green Belt policy and also accord with several of the local plan policy objectives covering environmental, social and economic targets."

The above is for information purposes and should be read in conjunction with the full report contained within the legal pack. Further enquiries should be directed to:
Warwick District Council www.warwickdc.gov.uk



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