

GUIDE PRICE  
**£20,000**

BIDDING DEPOSIT  
**£2,000**

DIGITAL AUCTION DATE  
**7th April 2021**

BY ORDER OF

SEVERN  
TRENT



## Former Cloudesley Bush Reservoir Site, Mere Lane, Monks Kirby, Rugby, CV23 0RT

Freehold former booster pumping station and DSR on a site of approximately 0.165 acres (0.067 hectares) with vacant possession

**Bid1.**

## Property Summary

- Freehold vacant former booster pumping station and DSR
- 0.067 hectares (0.165 acres)

## Location

The village of Monks Kirby is located approximately 7 miles south east of Hinckley, 15 miles south west of Leicester and 7 miles west of Lutterworth. The property is situated on the south side of Mere Lane, close to the junction with the historic Fosse Way. The property lies alongside and is accessed directly off Mere Lane.

The approximate position of the property can be located as follows:  
Grid Reference: SP46 2863  
[www.gridreferencefinder.com](http://www.gridreferencefinder.com)

## Description

The property comprises a former booster pumping station and DSR within a roughly rectangular, level fenced site of approximately 0.165 acres (0.067 hectares) fronting the road and with open fields on three sides.

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

## Planning

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

"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.

Four potential uses have been identified:

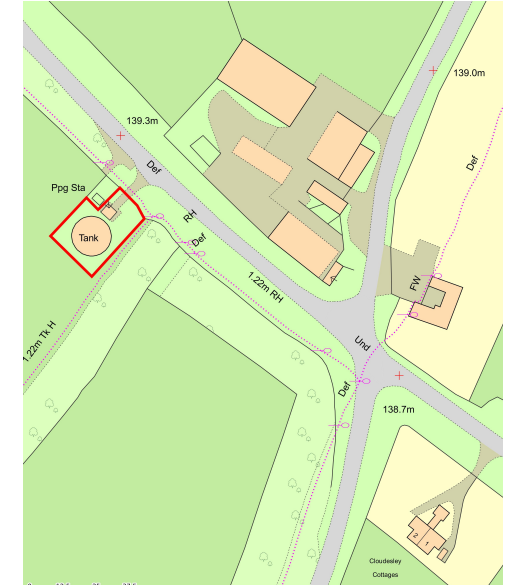
- Creation of a residential dwelling or live/work unit either through conversion of the existing buildings/structures or demolition of the existing and construction of new
- Part or full conversion of the existing structures for non-residential use
- Creation of industrial units or general storage following demolition of the existing
- Release to other utility providers (eg. telecoms, power, other water company)

The site is considered suitable for small scale development defined within the footprint of the site. The presence of the Green Belt designations offers opportunities for imaginative design for either a conversion or redevelopment proposal."

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 Rugby Borough Council [www.rugby.gov.uk](http://www.rugby.gov.uk)

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## Tenure

Freehold with vacant possession

## VAT

We understand VAT is not payable

## EPC

No EPC required

## 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.



## Contact BidX1

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