

# LAND FOR SALE

Land on the North Side of Daventry Road, Southam, Warwickshire, CV47 1NW



- Close to range of excellent schools and amenities
- Close to Leamington Spa and Warwick
- Excellent location on the outskirts of Southam
- Site Area: 0.162 ha (0.4 acres)



# FOR SALE



1 Alscot Studios, Alscot Park  
Atherstone on Stour  
Stratford upon Avon  
CV37 8BL

T: 01789 298 006

[www.dobson-grey.co.uk](http://www.dobson-grey.co.uk)

## LOCATION

Southam is a popular market town in South Warwickshire, situated on the River Stowe. It is centrally located between the towns of Leamington Spa (approx. 7 miles) and Rugby (approx. 10 miles) with good transport links to other of major centres such as Daventry to the east (10.9 miles away) and Stratford upon Avon to the west (20 miles away).

## SITE DESCRIPTION

The Subject Property is located on the busy Daventry Road with ease of access to the M45. It is an area which is surrounded by principally residential properties. To the rear are open fields and farm buildings and the site is physically cut off from these by the River Stowe and a public footpath and bridleway.

The Subject Property extends to a site area of 0.162 hectare (0.4 acres) and is situated on the busy Daventry Road, Southam. The site is roughly triangular in shape, sloping down towards the River Stowe on the north and north west boundaries. The site has many mature trees to the perimeter and self seeded trees to the centre. It is very densely covered, including brambles and Juniper trees. The boundaries of the site are mature vegetation, wire fencing and the River Stowe to the rear.

The Environment Agency have classed the site as situated within Zone 3 of the Flood Zone. This means the Subject Property has a 1 in 100 year or greater annual probability of flooding.

The site has 3 Phase electricity overhead cables, close to the south boundary.

## SERVICES

We believe that the site does have electricity and that foul sewer and surface water drains are opposite the site entrance on the junction of Welsh Road East, where there is also evidence of BT connectivity however we are unsure which of these services directly feed the Subject Site.



**October 2020**

## SUBJECT TO CONTRACT

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Dobson-Grey Land & Development Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Dobson-Grey Land & Development Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
  2. Photos, Measurements etc: The photographs refer to elements/parts of the property as they appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only and should not be relied upon. If such details are fundamental to a purchase or tenancy, then the purchaser or tenant must rely on their own enquiries or those, which may be performed by their appointed advisers upon reasonable notification of Dobson Grey.
  3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection and make their own enquiries with the necessary authorities that these matters have been properly dealt with and that all information is correct.
  4. VAT: The VAT position relating to the property may change without notice. All prices quoted are exclusive of VAT.
  5. The vendor reserves the right not to accept the highest, or any offer made.
- Whilst we endeavour to make our particulars accurate and reliable, if there are any points which are of particular importance to you please contact Dobson-Grey and we will be pleased to check the information with the Seller(s)/Lessor(s), particularly if you are travelling some distance to view the property.
- A copy of the Property Misdescriptions Act 1991 can be found online by following the following link: [http://www.opsi.gov.uk/acts/cacts1991/Ukpga\\_19910029\\_en\\_1.htm](http://www.opsi.gov.uk/acts/cacts1991/Ukpga_19910029_en_1.htm)

## OVERAGE & RANSOM STRIP

We would notify interested parties that there is to be a 0.3 metre strip along the rear and side boundaries of the site known as a ransom strip which will be retained within our clients ownership and his heirs in title.

Furthermore, the client proposes a Seller's overage payment will be required for any change of use from existing use to residential use in the order of 50% of the enhanced price of the land to be shared by the Buyer to Seller upon subsequent sale of the land within 10 years of completion of the purchase.

## LEGAL

The site is to be sold freehold as a whole. Behind the site, on third party land there is a Public Footpath (SD215) that runs parallel to the site. Parties are advised to obtain their own legal advice pertaining to the property.

## GETTING TO THE SITE

The site is located on the north side of the Daventry Road, coming from Southam town centre, after crossing the roundabout, the site is approximately 100m up on the left. Coming from the East of Southam, Napton on the Hill, continue on the Daventry Road past the Tarsus Hotel on the right and just past the junction for Welsh Road East and the site is on the right hand site with a 5-bar gate at the entrance.

## GUIDE PRICE

Unconditional offers are invited at £100,000 subject to contract only.

## VIEWING

All viewing to be strictly by prior appointment please contact Keri Dobson or Ed Abrams via telephone 01789 298006 or email [kdobson@dobson-grey.co.uk](mailto:kdobson@dobson-grey.co.uk) / [eabrams@dobson-grey.co.uk](mailto:eabrams@dobson-grey.co.uk) who can arrange a viewing of the site.



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