INDUSTRIAL INVESTMENT & COMPOSTING SITE FOR SALE - 56.54 ACRES

BRANDON LANE, BRANDON, COVENTRY, CV3 3GW

MATHER JAMIE

INTRODUCTION

Mather Jamie are instructed as sole selling agent by Tarmac (the Vendor) to market a 56.54 acres (22.88 hectares) comprising of two lots. Lot 1 provides for a total of 1.36 acres (0.55 hectares) and includes a 5,000 sq. ft. industrial unit with associated yard space let to G & M Transport Limited. Lot 2 provides 55.18 acres (22.33 hectares) of bare land, benefitting from an extant planning permission for an open air, green waste composting facility.

Unconditional offers are invited for the freehold interest of the whole or individual lots, which are subject to occupational leases.

It is the vendor's preference to sell lots 1 & 2 in a single transaction.

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN LOTS

GUIDE PRICE FOR THE WHOLE SITE: OIEO £600,000

GUIDE PRICE FOR LOT 1: **OIEO £150,000**

GUIDE PRICE FOR LOT 2: **OIEO £450,000**

VIEWING DATE

Tuesday 26th October 9-11am

CONTACT

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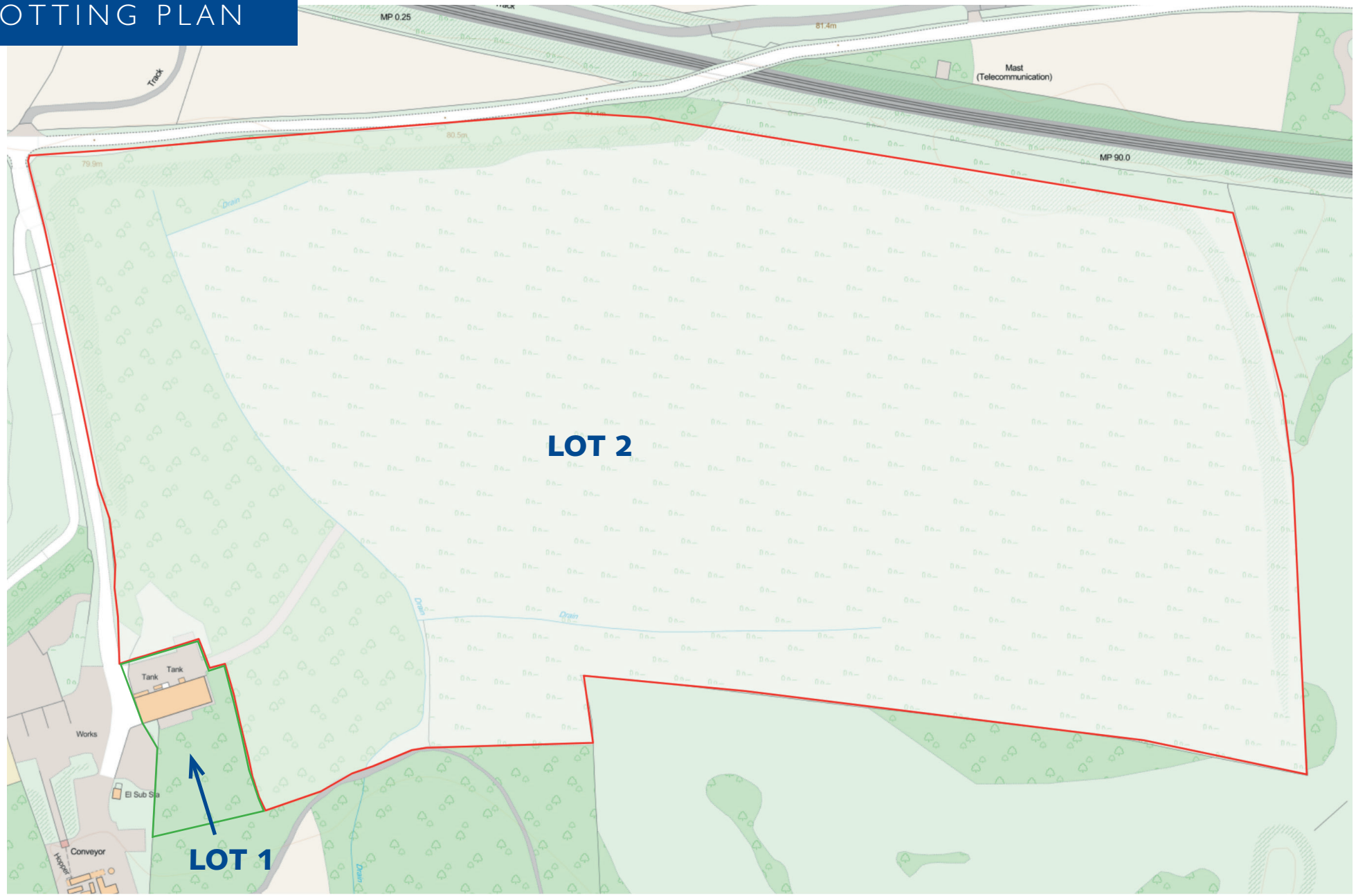
LOTTING PLAN



DESCRIPTION

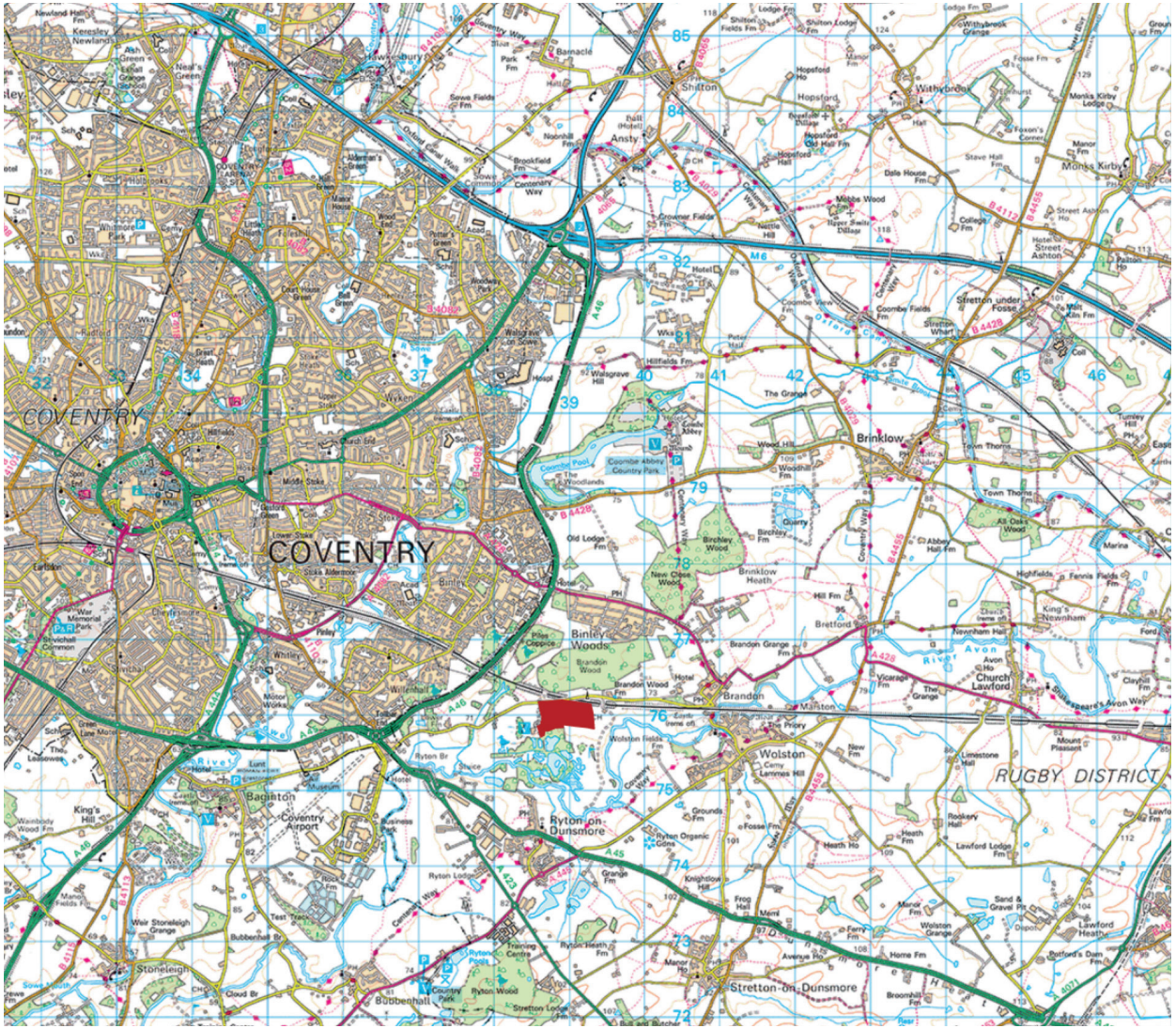
The Property totals 56.54 acres (22.88 hectares) comprising of two lots. Lot 1 provides a 5,000 sq. ft. industrial unit with associated yard space let to G & M Transport Limited. Lot 2 comprises c.55 acres of bare land, benefitting from an extant planning permission for an open air, green waste composting facility.

LOCATION

The Property is located to the west of Brandon. Coventry City Centre is c.6 miles to the north west of the Property. The Property is in close proximity to the A45/M45 which provides direct access to Junction 17 of the M1, which is c.18miles away. Junction 2 of the M6 is located c.6.5 miles to the north of the Property.

OPPORTUNITY

The Property whether bought as a whole or in individual lots offers an investment opportunity as well as development opportunity for a green composting waste facility and agriculture uses.



PLANNING POLICY

The land and property interests are located within Rugby Borough Council (RBC) jurisdiction and is therefore subject to the plans and policies of the Local Plan, which was adopted in June 2019.

The Local Plan replaces the Core Strategy June 2011 and the policies saved from the Rugby Borough Local Plan 2006. Within RBC Local Plan, the Site is designated as Green Belt under policy GP2.

The Ready Mix Concrete Site will be subject to the plans and polices of the Warwickshire County Council Mineral and Waste Plans.

The Minerals Local Plan was adopted in February 1995 and remained in effect until September 2007. Thereafter, only certain policies were saved to form part of the statutory development plan for Warwickshire. The saved policies remain in effect until the new Minerals Plan is adopted.

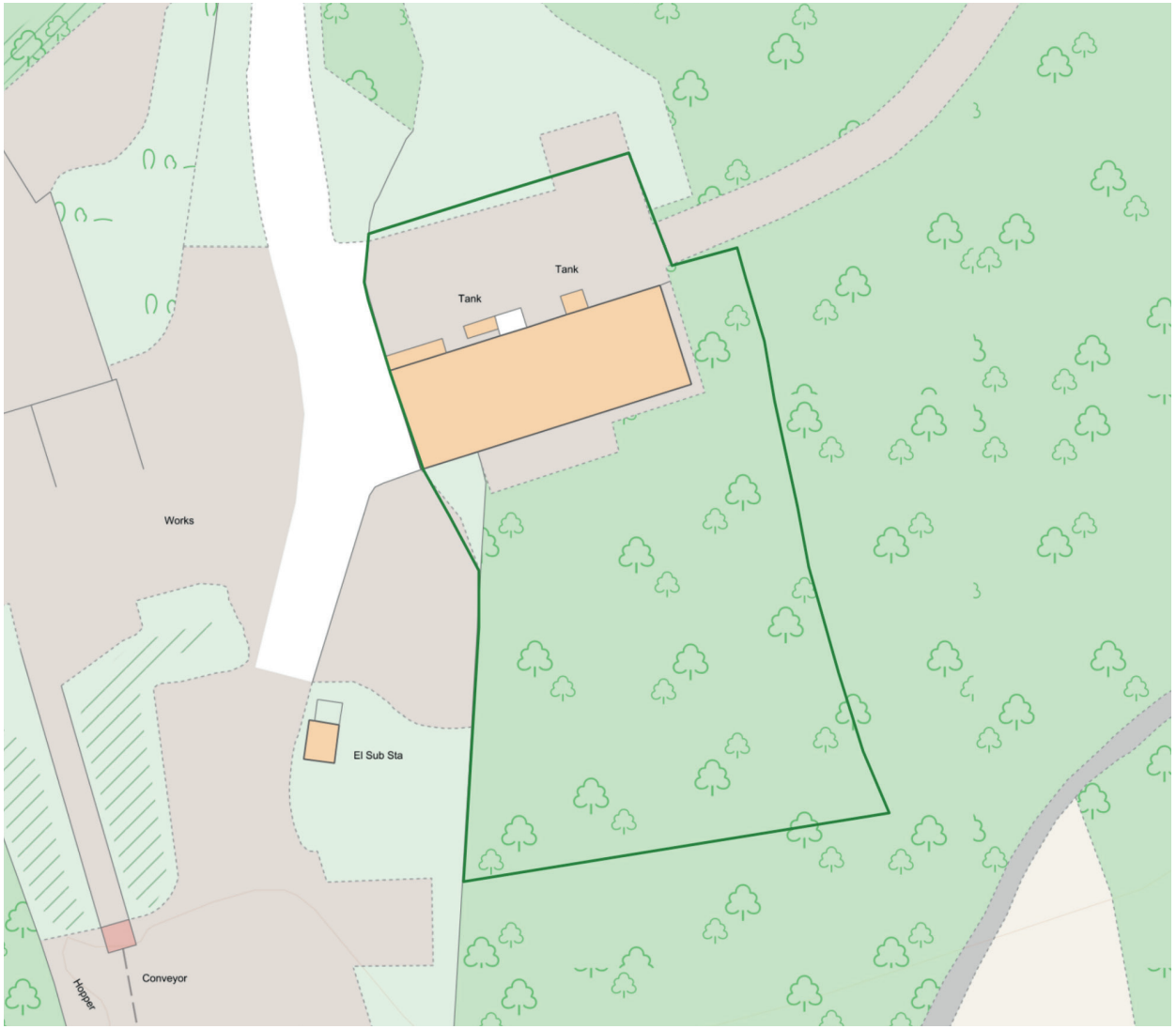
The Warwickshire Waste Core Strategy was adopted on the 9th July 2013. Once adopted, these policies became part of the statutory development plan for Warwickshire, replacing the saved policies of the Warwickshire Waste Local Plan 1999.

LOT 1 DESCRIPTION

Lot 1 provides a total area of 1.36 acres and comprises a c.5000 sq. ft. industrial unit and c.15,000 sq. ft of hard standing. A lease was granted to G & M Transport Limited from 19th November 2020 for a 3 year term at a rent of £6,900 per annum. The lease is excluded from the security tenure granted by the Landlord and Tenant Act 1954.

Guide Price:

OIEO £150,000



LOT 2 DESCRIPTION

Lot 2 comprises of 55.18 acres of bare land, which benefits from an extant planning permission for an open air, green waste composting facility.

A planning application was submitted by Redland Aggregates Limited for the development of a green waste composting facility which was granted on the 5th July 2000 (Reference R191/96CM043). Confirmation of site commencement was received from the Mineral Planning Authority on 23rd June 2005, confirming the onsite works constituted a material operation and therefore implementation of the planning permission.

Guide Price:

OIEO £450,000

SITE SIZE

Lot 1: 1.36 acres (0.55 hectares) Lot 2: 55.18 acres (22.33 hectares) Total: 56.54 acres (22.88 hectares)

LOCAL PLANNING AUTHORITY

Rugby Borough Council.

MINERALS AND WASTE PLANNING AUTHORITY

Warwickshire County Council.

PLANNING APPLICATION HISTORY

A planning application was submitted by Redland Aggregates Limited for the development of a green waste composting facility which was granted on the 5th July 2000. (R/96/CM043).

ACCESS

The Property is accessed from Brandon Lane. There is a private road which provides access to each lot, which is to be retained by the Vendor. It is expected that any purchaser will contribute towards the repair and maintenance of the access road.

FLOOD RISK

The Property is located within Flood Zone 1, which is land having less than 0.1% annual probability of river or sea flooding. However, directly to the south of the site there is an area located in Flood Zone 3 where there is more than 1% annual probability of river or sea flooding.

COAL MINING

The Property is located in an area where there are no historic coal mining features that would affect any development.

EPC

The Industrial Property in Lot 1 is exempt from an Energy Performance Certificate.

TENURE

Lots 1: Freehold interest subject to occupational leases. Lot 2: Freehold interest with vacant possession.

ENTITLEMENTS

We are aware that there are no Basic Payment Scheme entitlements attached to the land.

LAND REGISTRY TITLE

The Property is registered at Land Registry under title WK363893.

METHOD OF SALE

The Property is offered for sale by way of Private Treaty. Offers are invited for the freehold interest subject to the vendors standard overage arrangements.

VAT

The Vendors reserve the right to charge VAT at the appropriate rate if advised that a sale is a chargeable event.

VENDOR'S SOLICITOR

The Vendor will use their own internal legal team.

VIEWING

Viewing of the Property is strictly by appointment only and interested parties are asked to contact Mather Jamie in order to arrange access. The Vendor nor Mather Jamie accept any responsibility for Health and Safety of individuals when on the land.

WAYLEAVES, EASEMENTS, COVENANTS AND RIGHTS OF WAY

The Property will be sold subject to, and with the benefit of all existing wayleaves easements, covenants and rights of way associated with the Property whether detailed in this brochure or not.

SPORTING, MINERAL AND TIMBER RIGHTS

The sporting, mineral and timber rights, so far as they are owned are included in the sale.

BOUNDARIES

The Agent will do its best to specify the ownership of boundaries, hedges, fences and ditches, but will not be bound to determine these. The Purchaser will have to satisfy themselves as to the ownership of boundaries.

PLANS, AREAS AND SCHEDULES

The plans are for reference only. The red, yellow and green lines on the photographs are for identification purposes only. The Purchaser shall be deemed to have satisfied him or herself as to the description of the Property.

IMPORTANT NOTICE

All statements contained in these particulars are provided in good faith and believed to be correct, but Mather Jamie for themselves and the Landowner of this property for whom they act give notice that:- • These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Mather Jamie have no authority to make or enter into any such offer or contract. • All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Mather Jamie, for themselves or for the Landowner. • None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and prospective purchasers must satisfy themselves by whatever means necessary as to the correctness of any statements contained within these particulars. • The Landowner does not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property, nor do Mather Jamie or any person in their employment have any authority to make, give or imply any such representation or warranty. • This statement does not affect any potential liability under the Consumer Protection Regulations 2008. Particulars issued October 2021.