



CREWE GARDENS

KENILWORTH



A unique opportunity to acquire a residential development site with the benefit of a resolution to grant outline planning consent for up to 620 dwellings, adjacent to the popular market town of Kenilworth.

CREWE GARDENS | KENILWORTH | WARWICKSHIRE



A unique opportunity to acquire a residential development site with the benefit of a resolution to grant outline planning consent (with an agreed form Section 106 Agreement) for up to 620 dwellings, land for a one form entry Primary School and 12.63 hectares (31.2 acres) of public open space.

- **Resolution to grant Outline Planning Permission (ref: W/18/1635)**
- **Gross site area of 30.98 hectares (76.6 acres)**
- **40% Affordable Housing**

Location

The land is situated on the eastern edge of Kenilworth and accessed directly from Glasshouse Lane (to the south) and Crewe Lane (to the north). Kenilworth is a popular market town, situated circa 6 miles (10km) south west of Coventry and approximately 5 miles (8km) north of Warwick.

The A46 runs to the east of the site and connects the town with Coventry to the north and Warwick/M40 to the south. The town is well located, making it a popular location for commuters. The recently opened Kenilworth railway station lies 2 miles (3.2km) away from the site and offers services to Leamington Spa (circa. 7 minutes), Coventry (circa. 7 minutes) and beyond. Birmingham Airport also lies circa. 11 miles (17.7km) north west of Kenilworth.

Kenilworth has a population of 22,413 (2011 Census) with a wide range of facilities including supermarkets, eateries, shops, public houses, banks, post offices, hotels, petrol stations, doctor’s surgeries, dentists, sports clubs, five primary schools (all rated OFSTED: good/ outstanding) and Kenilworth School & Sixth Form (rated OFSTED: outstanding). The existing Kenilworth School facilities at Leyes Lane and Sixth Form at Rouncil Lane are to be relocated to a new, purpose built secondary school and sixth form offering improved teaching, learning and sports facilities adjacent to the development site at Southcrest Farm, to the west of this site. Currently the new school is planned to be completed by September 2022.

Within 400 metres of the site lies a number of amenities including bus stops, Leyes Lane Local Centre and convenience retail, cafes, shops and a pub.

Planning

The land is allocated in the adopted Warwick District Local Plan (2017) for new housing development as part of the wider strategic urban extension to the east of Kenilworth. The land forms part of the H40 allocation and is identified for an estimated 640 dwellings (ref: Local Plan Policy DS11).

The Kenilworth Neighbourhood Plan (adopted November 2018) repeats the Local Plan allocation and includes further policies which will be of relevance to future reserved matters submissions. The land is also covered by the East of Kenilworth Development Brief (adopted by WDC as Supplementary Planning Guidance in March 2019) and will also be of relevance to future reserved matters submissions.

Warwick District Council resolved to grant outline planning consent (ref: 18/1635) for the ‘demolition of existing farmhouse and agricultural buildings and development of up to 620 dwellings (Use Class C3), land for primary school, (Use Class D1) including means of access into the site (not internal roads), parking and associated works, with all other matters (relating to appearance, landscaping, scale and layout) reserved’ at planning committee on 17th June 2020 (subject to completion of a Section 106 Agreement, which is in an agreed form).

The primary access is to be taken via a new 4-arm roundabout on Glasshouse Lane, with a central spine road linking to a re-prioritised junction on Crewe Lane to the north of the site. The spine road is to be completed prior to the occupation of the 200th dwelling.

Warwickshire County Council cannot request transfer of the land for the primary school sooner than the occupation of the 200th dwelling. The agreed site is to be delivered (serviced to the boundary) within 12 months of the request.

Section 106 Agreement

A schedule of costs and contributions required under the Section 106 Agreement is included within the Information Pack.

The purchaser will be under an obligation to indemnify the landowners from any liability under the Section 106 Agreement on completion of the site.



CIL

Warwick District Council adopted CIL (Community Infrastructure Levy) in December 2017, CIL will be payable by the purchaser at a rate of £27.56/sq m (2020 rate). The existing floorspace of the farmhouse and agricultural buildings should be capable of being used as existing building credit to reduce the CIL liability.

Self build

In accordance with the requirements of the adopted East of Kenilworth Development Brief, the reserved matters for the site are to include proposals for 14 ‘Self-Build / Custom Housebuilding’ plots. No more than 80% of the open market housing units are to be occupied until the ‘Self-Build / Custom Housebuilding’ plots have been made available in accordance with a Self-Build and Custom Housebuilding Scheme which is to be submitted for approval in accordance with the terms of the S106. Should the custom or self-build plots not sell after a minimum 12 months marketing the plots may be developed as market housing.

Sales & Technical pack

A comprehensive pack of legal, planning and technical information is available for download via the dedicated website www.crewegardens-kenilworth.com.

For login details, please contact Harriet Palin on 01865 366669 or harriet.palin@struttandparker.com.

Where possible, all reports and surveys will be assigned to the purchaser on completion or letters of reliance will be provided by the relevant consultants.

Method of Sale

Substantial unconditional offers are invited for the purchase of the site as a whole and/or a serviced parcel capable of accommodating 200 dwellings, in accordance with the procedure detailed within the covering letter.

All offers are to be made in writing to Strutt & Parker by the bid deadline.

Tenure

The site will be sold with a restriction on title to limit housing numbers to 620 units.

The site will be sold freehold, with vacant possession.

VAT

The Vendors have made an election in respect of VAT, which will be payable in addition to the purchase price.

Local Authority

Warwick District Council Riverside House, Milverton Hill, Leamington Spa CV32 5HZ – Tel: 01926 450 000

Further Information

Please contact:

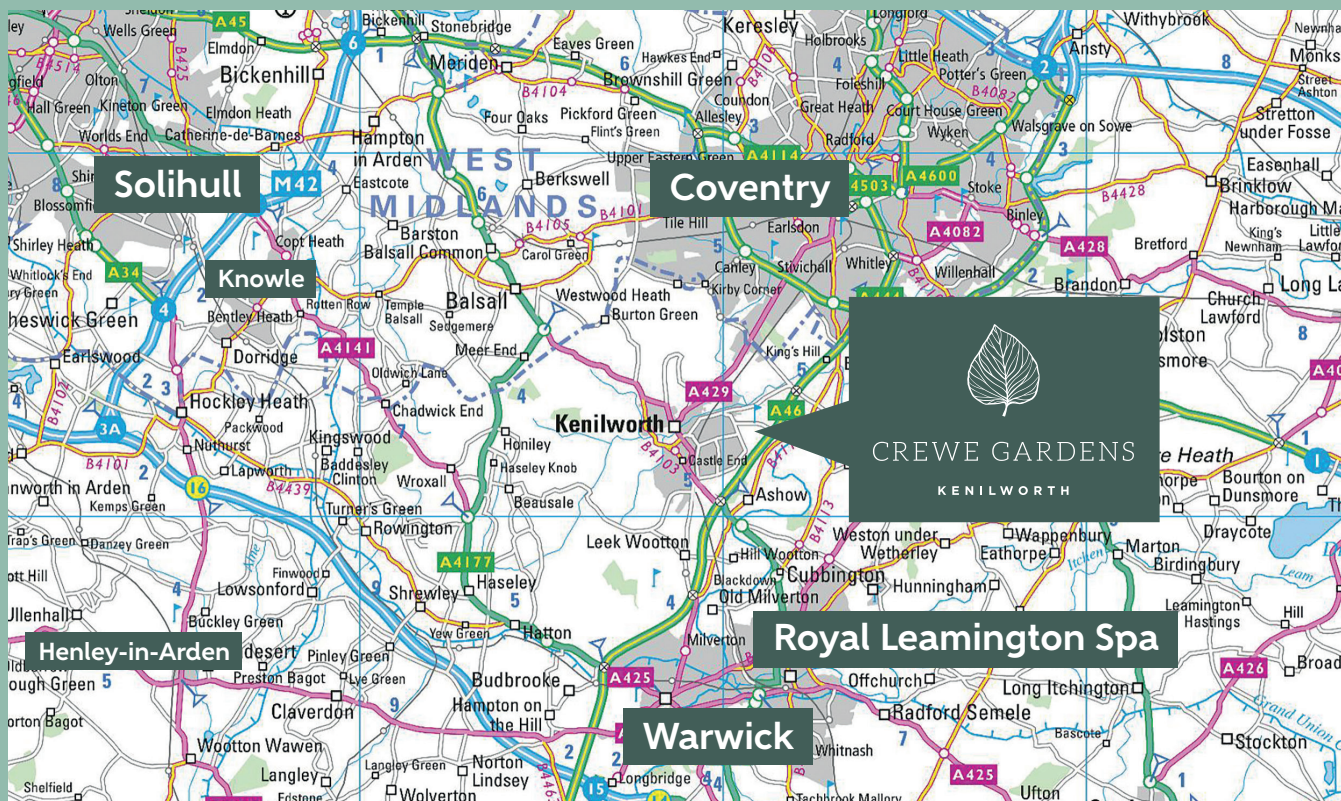
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Land promoted by:

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Catesby Estates plc
part of Urban&Civic



IMPORTANT NOTICE

Strutt & Parker for themselves and for the Vendors whose agents they are give notice that:

The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Strutt & Parker has any authority to make or give any representation to warranty, in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor.

No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Aerial photograph taken in September 2020, particulars prepared September 2020.

If you require this publication in an alternative format, please contact Strutt & Parker on 01865 366 660.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sale particulars accurate and reliable, if there is any point, which is of particular importance to you, please contact Strutt & Parker and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.