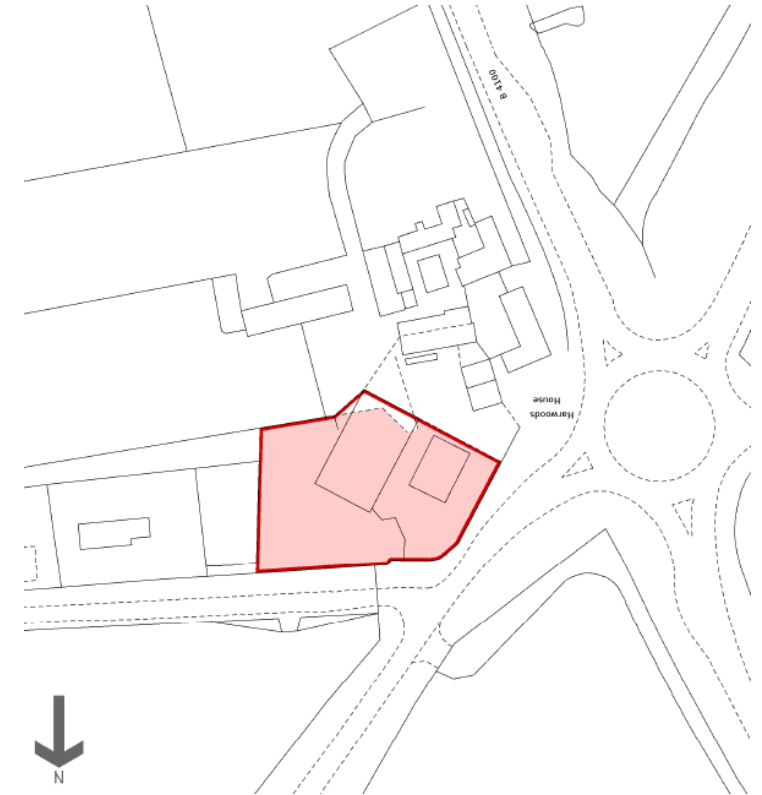


Prominent Development Site Harwood Barns, Ashorne, Nr Chesterton Warwickshire, CV35 0AA

FOR SALE



Total Site Area of 0.8 Acres

Existing Accommodation – 9,472 sq ft (879.79 sq m) plus yard

Freehold offers invited in excess of £600,000

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Area	Current Use	Freehold	Rateable Value	EPC
Site of 0.8 acres (Buildings 9,472 sq ft 879.97 sq m)	B8 & Agricultural Use	£600,000	N/A	N/A

Location

Harwood Barns occupy a highly prominent and landmark position at the junction of the B4100 Warwick to Banbury Road and the B4455 Fosse Way, half way between Warwick and Gaydon, in Warwickshire. Jaguar Land Rover and Aston Martin are located at Gaydon, with the Warwick Technology Park just 9 minutes away. Coventry and Warwickshire are known for being at the forefront of technical innovation; creating and developing digital and transport technologies. Local occupiers also include Geely London Electric Vehicle Company, PSA Peugeot Citroen, Rolls Royce Aerospace and Tata Motors.

Description

The premises comprise a site of 0.8 acres with two existing barns of agricultural design (constructed in the 1950's) with a mix of barrel and lean-to roofs and metal clad sides, together with an area of hardstanding used for car parking and some grassed areas. Access is from Windmill Hill Lane to the north of the site, which in turn links to the B4455 Fosse Way to the west. Harwoods House and a number of converted outbuildings in office use lie to the south of the site, which is in a generally agricultural area.

Accommodation

Building	Use	Sq M	Sq Ft
C	Agricultural	643.72	6,929
D	B8	236.25	2,543
Total		879.97	9,472

Measured in accordance with the current R.I.C.S. Code of Measuring Practice

Terms and VAT

The site and buildings are available freehold, at a price in excess of £600,000. VAT may be applicable, further details are available upon request.

Services

We understand that all mains services are connected, excluding gas. None of the below services have been tested by the agents.

Planning

Both buildings can be used for agricultural use, with the western being used for unrestricted B8 storage and distribution purposes. Other uses will require an express grant of planning permission or an application for prior approval. Development options include various commercial uses and, for the eastern barn only, residential conversion opportunities - subject to the availability of parking and highway safety associated with any increase in traffic generation.

Viewings and further information

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VIEWING AND FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract.

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