



CANAL SIDE YARD
CV47 8NT

FOR SALE

WASTE TRANSFER SITE

Operational skip yard with secure gated access



Site Sold with Vacant Possession

4 acre site (Approximately)

BROMWICH
HARDY

024 7630 8900

www.bromwichhardy.com



KEY FEATURES

- ▶ The property holds two transferrable bespoke EA waste Transfer Permits
- ▶ Skip business for sale via separate negotiation
- ▶ Operational skip yard with secure gated access from Brickyard Road
- ▶ Dedicated car park and HGV parking
- ▶ Open-ended steel-framed building with plastic-coated profiled steel sheeting and additional HGV/Plant workshop facility. Additional 2m high concrete wall.
- ▶ Single-story office building constructed from reclaimed bricks with double-glazed PVC windows and doors

Freehold price on application

**OPERATIONAL SKIP YARD
WITH SECURE GATED ACCESS
FROM BRICKYARD ROAD**



DESCRIPTION

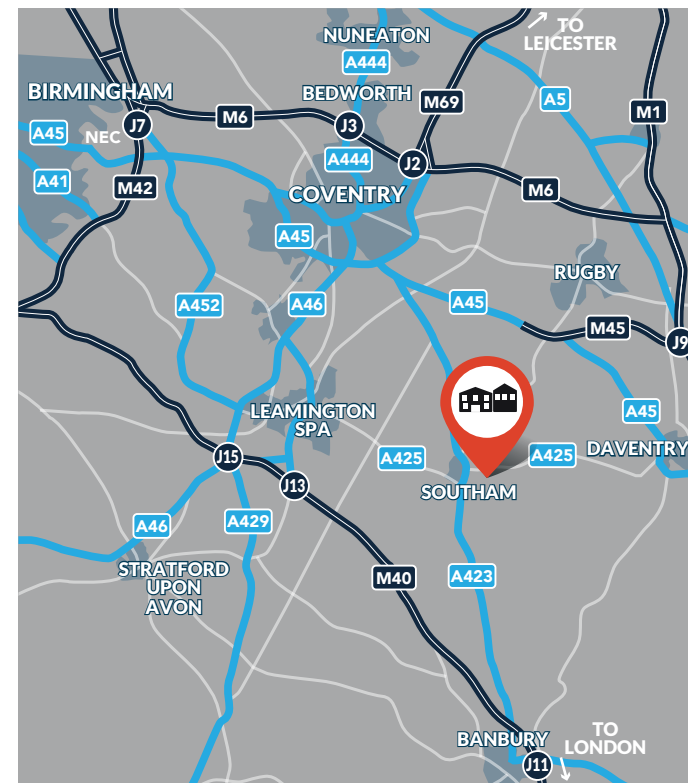
The property comprises a fully operational skip yard with secure gated access from Brickyard Road. To the east, there is a car park and an HGV parking area.

The western boundary features a concrete wall within a screening bund. The bund consists of an earth embankment naturally seeded with bushes and trees. At the centre of the site, a large concrete-surfaced area is used for skip storage, alongside an open-ended steel-framed building with plastic-coated profiled steel sheeting and a 2m high concrete wall.

A single-story office building, constructed from reclaimed bricks, is located to the north. It features double-glazed PVC windows and doors, a concrete floor with linoleum and carpeted areas, and plastered and painted internal walls and ceilings. The roof is finished with plastic-coated profiled steel sheeting, providing durability and weather protection.

LOCATION

Canal Side Yard, located on Brick Yard Road in Napton, Southam, benefits from excellent road connectivity. The A425 is easily accessible, providing direct links to Southam and Daventry, while the nearby A423 connects to Banbury and Coventry. The M40 motorway is approximately 10 miles away, offering convenient access to Birmingham, London, and the wider motorway network, making the location ideal for both regional and national travel.



Canal Side Yard

Brick Yard Road
Napton, Southam
Warwickshire
CV47 8NT



crunch.
pythons.
navy

4 acre site (Approximately)



TENURE

Sale of the Freehold.
Part title **WK390879** & **WK419683**

EPC

EPC B. A copy of the certificate can be found at this link [click here](#)

VAT

The Property has not been elected for VAT
(Value Added Tax).

LEGAL COSTS

Each party is to bear their own legal and surveyors costs incurred in this transaction.

ANTI MONEY LAUNDERING

Please note that successful applicants will be required to pay a fee of £120 (including VAT), for us to process tenant or buyer details for the purposes of Anti-Money Laundering Regulations. We will also require identification documentation, to be arranged.

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INTEGRATED WHEEL WASH
MODERN WEIGHBRIDGE FACILITY
4 LARGE CAPACITY INTERCEPTORS



CANAL SIDE YARD
CV47 8NT

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VIEWING

By appointment through the sole agent.



Tom Bromwich

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1 The Cobalt Centre
Siskin Parkway East
Middlemarch Business Park
Coventry CV3 4PE

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**WELL-STRUCTURED LAYOUT
SUPPORTING EFFICIENT OPERATIONS
AND VEHICLE MOVEMENT**

Misrepresentation Act 1967. Unfair Contract Terms 1977. The property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. February 2023