

For Sale

Land



Wharf Farm

Kilsby Lane, Rugby CV21 4PN

BROMWICH
ARDY

024 7630 8900

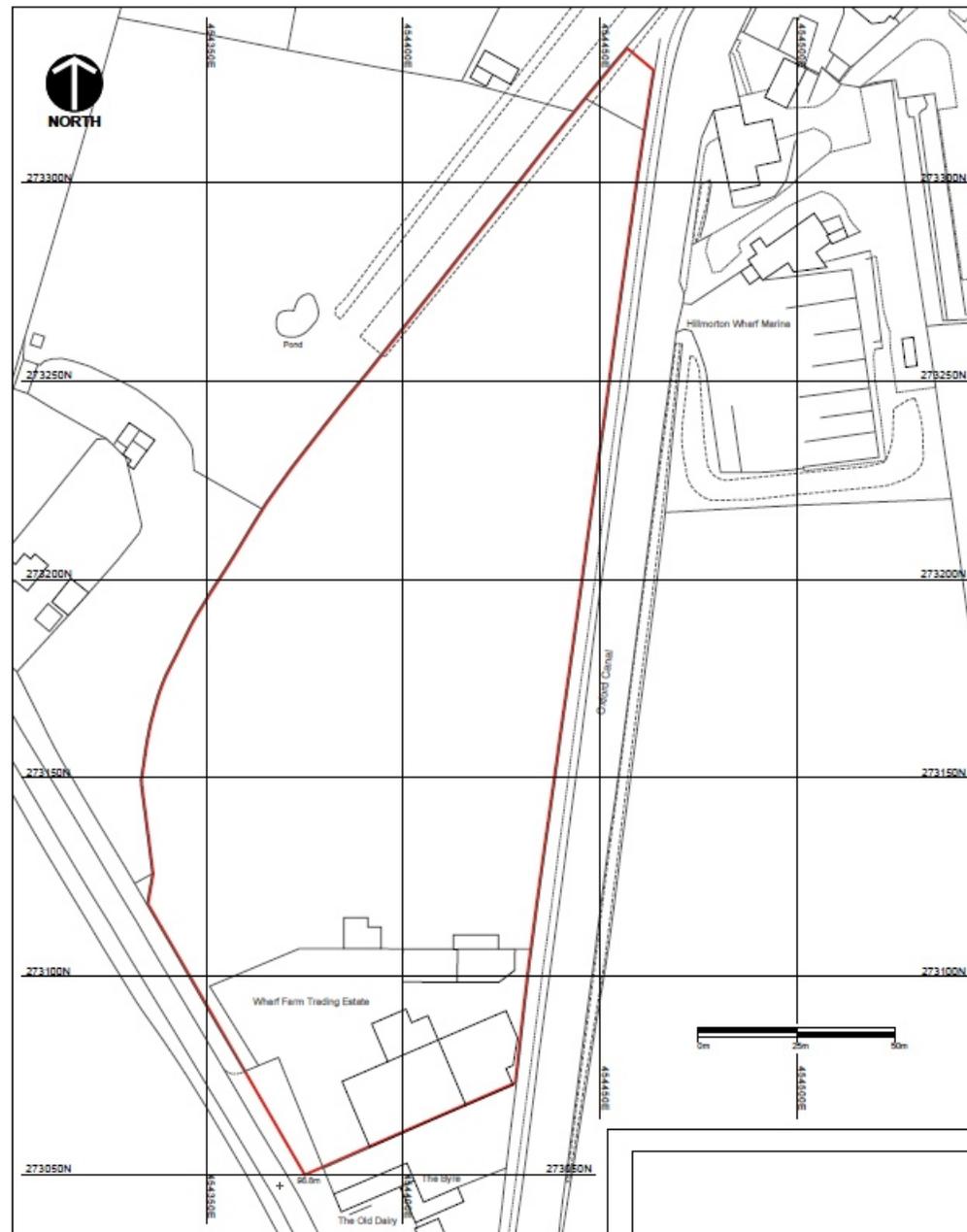
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📦 4.88 Acres

£ On Application

Key Features

- Waste Transfer License
- Large open storage space with premium high-grade concrete
- Potential Residential Planning
- Mix use site with B1 & B2 use
- Open sheds with footprint for refurbishment.
- Sale of The Freehold Title
- Sale can be treated as a going concern.



Wharf Farm, Kilsby Lane, Rugby, CV21 4PN



Location

Wharf Farm is approximately 2 miles southeast of Rugby town centre. It offers convenient access to major motorways: around 4 miles east of the M1 (Junction 18), about 5 miles south of the M6 (Junction 1), and roughly 3 miles southwest of the M45 (Junction 1).

Description

Wharf Farm is approximately 4.883 Acres and is a combination of open field, a reinforced concrete yard and two shed footprints. The site is unique and has been recently called to Rugby Borough Local Plan (March 2025) as part of the Land East of Kilsby Lane, Hillmorton for c 125 dwellings. The current situation for the property is that currently has B1 & B2 Consent on the hard-standing land which is approximately 0.845 Acres. The site also holds a waste transfer license.

Data room available on request.

Tenure

Sale of the Freehold part title WK422607

EPC

Not Applicable.

VAT

This property is registered for VAT (Value Added Tax). The sale to be treated as a going concern.



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of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



Legal Costs

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

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Caine Gilchrist

Contact us with any queries about the property or to book a viewing

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Rob Lord

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