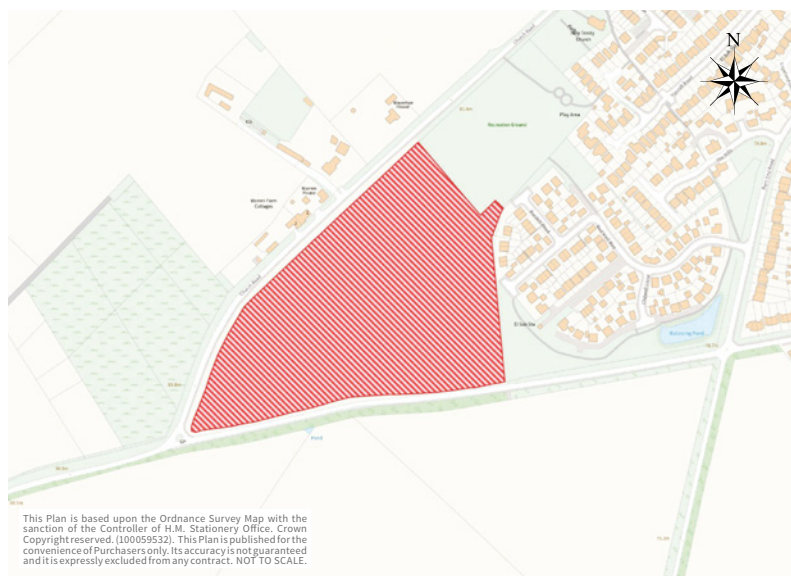




Residential Development Opportunity

Church Road, Warton, Warwickshire

An opportunity to purchase a residential development

For Sale on Behalf Of: Messrs Caton and Richborough

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SUMMARY

An opportunity to purchase a residential development site, which is situated in Warton within the Borough of North Warwickshire, with planning consent “for the erection of 110 dwellings including public open space, drainage, landscaping and associated infrastructure”. Shaded Red on the accompanying plan.

LOCATION OF THE SITE

The site is sustainably located to the north of the Warwickshire village of Warton.

Warton is located approximately 5 miles from Tamworth, with good access to junctions 10 if the M42, and A5 leading directly to the M69 and M1 motorways. Warton is an established commuter village with a range of amenities and a primary school. Tamworth can be reached in the car in approximately 15 minutes linking the area to Birmingham by train in 20 minutes and Coventry in 43 minutes.

PLANNING

An Appeal was allowed by the Planning Inspectorate - Appeal Reference: APP/R3705/W/25/3371526 (Decision Date: 16th February 2026) - The original Application Reference being PAP/2025/0155. The original application was taken to appeal due to the Council's failure to give notice within the prescribed period of a decision. The appeal decision was allowed for 'outline planning...for the construction of up to 110 dwellings with access, landscape, sustainable drainage features and associated infrastructure. All matters reserved except for the primary vehicular access from Church Road at Land South of Warton Recreation Ground.'

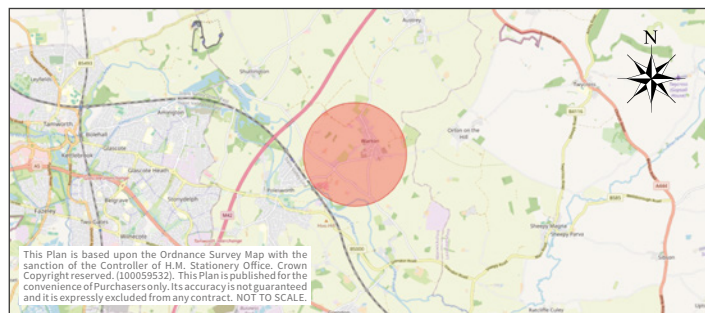
DESCRIPTION

The site comprises a single field parcel extending to approximately 13.99 acres (5.66 hectares). At present, the site is agricultural land with a small area of woodland. The proposed access strategy will be via a new access from Church Road on the Northern boundary. The boundaries are predominately defined by existing hedgerows interspersed with trees.

The net site area is in the region of 6.81 acres (2.76 hectares) with the site being 40% affordable housing.

DATA ROOM REGISTRATION & TECHNICAL PACK REGISTRATION

<https://churchroadwarton.co.uk/>



ANTICIPATED TIMESCALE

Closing Date for Bids: By 12.00 noon on 28th April 2026

Interviews of Shortlisted Parties: 6th May 2026

GENERAL REMARKS & STIPULATIONS

Tenue & Possession

The site is available as freehold with vacant possession being granted upon completion.

Services

All prospective Purchasers should investigate these matters to satisfy themselves.

Authorities

Local: North Warwickshire Borough Council - 01827 715341

County: Warwickshire County Council - 01926 410410

Water: Severn-Trent Water Limited - 0800 783 4444

Vendor's Solicitors Details

Broomfields Solicitors

Minerva House, 7, St John's Business Park, Rugby Road, Lutterworth, LE17 4HB

Details for Submission/Method of Sale

Potential Purchasers who wish to make an offer are requested to complete the pro-forma located in the data room which includes the following:

1. Solicitors' details
2. A timescale to completion
3. Board approval (if necessary)
4. Allowances for abnormals and S.106 costs
5. Payment terms
6. Confirmation that in addition to the purchase price, they will agree to the Vendor's Agent's fees of 1.5% + VAT.
7. Each party to pay their own legal fees however upon acceptance of an offer the potential purchasers will pay the vendors reasonable fees which will held by the vendors agents on deposit and held in the event of an abortive transaction and returned to the purchaser upon completion of the purchase.

VAT

Please note that the Vendors will be opting to tax the property for VAT prior to the sale and VAT will be chargeable on the purchase price of the land.

Viewing

Via prior appointment with the Selling Agent.

ENQUIRIES

Please contact Richard Newey from Brown & Co on 01162 289 4719 or Hannah Deverell at Richborough on 07384 437219.

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated: March 2026.

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