

ON THE INSTRUCTION OF



# FOR SALE

Total Gross Floor Area  
3,700 sq.ft (343.7 sq.m)

The Grange  
Coventry Road,  
Southam,  
Warwickshire  
CV47 1QA

ehB  
Reeves



## The Grange

- For Sale
- The Grange, Coventry Road, Southam, Warwickshire CV47 1QA
- Freehold Period Office Building 3,700 sq ft
- Grade II Listed Building in Mature Setting
- Additional Outbuildings including Garage and Stores
- Redevelopment Potential Subject to Planning
- Offers Based on £525,000

## Location & Situation

The site is located in the Warwickshire town of Southam, situated 15 miles south of Coventry and 20 miles east of Stratford upon Avon. The nearest major towns are, Royal Leamington Spa which is located 6.5 miles north-west of the site, Rugby which is Located 11 miles north east of the site and Warwick which is located 11 miles west of the site.

Southam has a population in the region of 7,000 and falls within the Stratford upon Avon District of Warwickshire. The town benefits from good transport links with the A423, A425 and A426 providing access to surrounding towns including Royal Leamington Spa, Daventry and Banbury.

The site is accessed off Coventry Road, which runs through the centre of Southam. Immediately adjacent to the west of the site is the Grange Hall, which has a shared site access with the property. Coventry Road forms the eastern boundary to the site, with residential to the northern and southern boundaries. The surrounding area is predominantly residential with a number of local facilities and schools, and it is a short walk to the town centre. Southam Industrial Estate lies to the south of Southam.



## Description

The property comprises a Grade II Listed detached office building which is subdivided into a number of offices totalling approximately 3,700 sq ft (344 sq m) on two floors. There are outbuildings including stores and a garage on the site as well as approximately 17 car parking spaces. The building is Listed due to its architectural features, boundary walls and outbuildings and there are number of mature trees on the site.

The Grange Hall situated to the rear, which does not form part of the sale and is currently home to Southam Town Council, will be excluded from the existing title on completion. Also, discussions with interested parties will need to take place regarding new boundary hedging to separate the ownerships.

The site has potential for commercial or residential redevelopment subject to obtaining planning permission. The site is within Southam Conservation Area.

The Peace Garden, under the ownership of Stratford District Council is an attractive landscaped space located to the south of the site and is not included in the sale.

## Price

Offers in the region of £525,000 (exclusive) for the freehold interest.

## Tenure

The Property is held freehold and is currently owned by Stratford on Avon District Council. The plan shows the extent of the proposed sale outlined in red. The plan also highlights a right of way (one way) granted to Southam Town Council permitting access to and egress from The Grange Hall. There is also an area coloured blue over which a right to turn vehicles has been granted.

## Accommodation

The property has been measured on a net internal area (NIA) basis in accordance with the RICS code of measuring practice and includes the following:

Ground floor	1,370 sq ft	(127 sq m)
Ground floor	427 sq ft	(40 sq m)
First floor	1,906 sq ft	(177 sq m)
Garage and stores	Not measured	
Basement stores	Not measured	
Total Floor Area	3,703 sq ft	(344 sq m)

(The above floor areas are approximate)

## Services

All mains services are connected to the property.

## Planning

The current planning use is Offices – Class E.

Interested parties should make their own enquiries to Stratford Upon Avon District Council to satisfy themselves as to the current position in respect of planning.

## Third Party Rights

- Areas coloured pink denotes car parking
- Area coloured blue denotes turning area for Grange Hall
- Black dashed line denotes right of way for Grange Hall

## Business Rates

To be assessed. Currently not assessed as a whole - previously multi-occupied.

## VAT

The property is not elected for VAT.

## Legal Costs

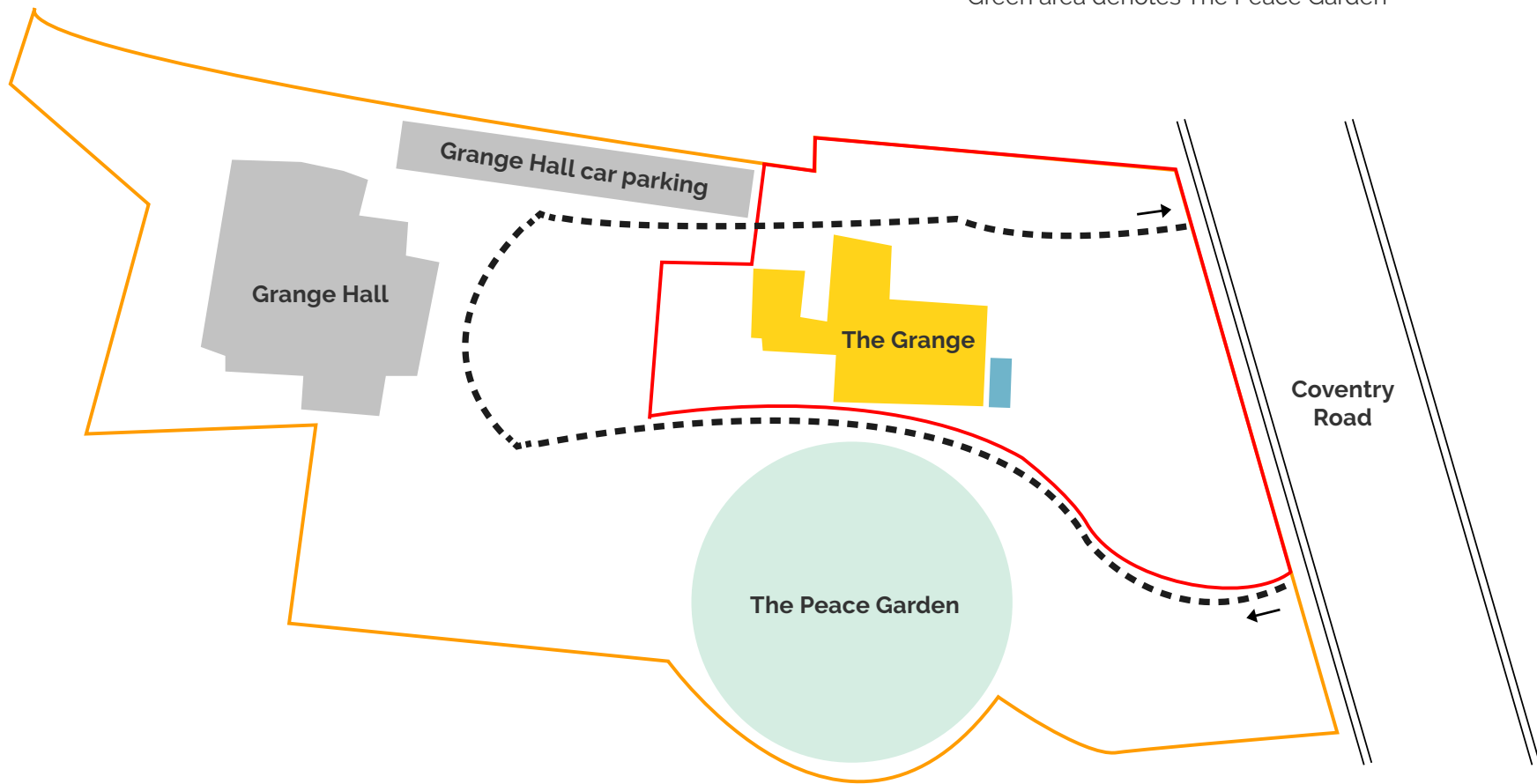
Each party shall be responsible for their own legal costs incurred in the transaction

## EPC & Asbestos Survey

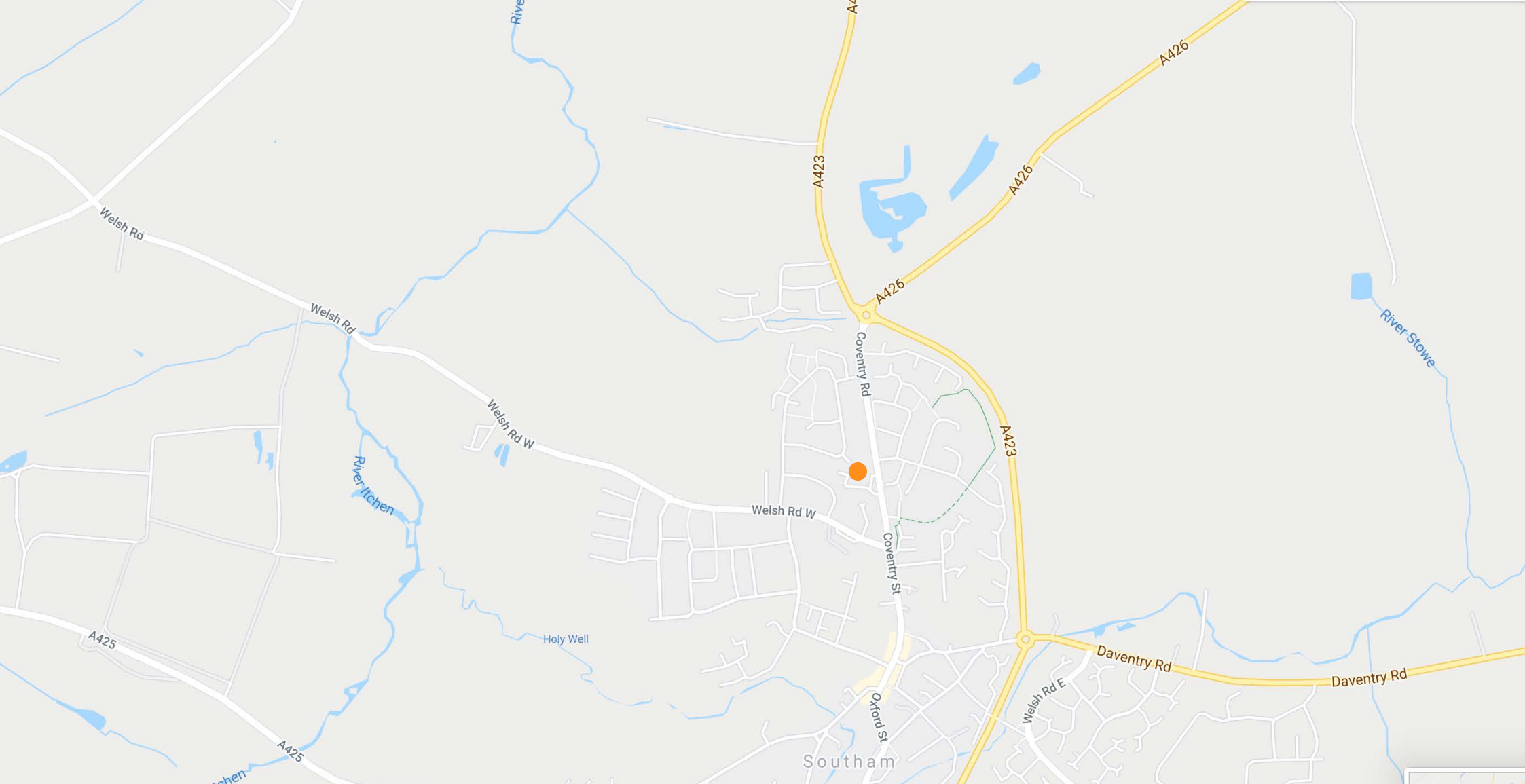
TBC

## Key

- Red outlines The Grange site
- Yellow area denotes The Grange
- Area coloured blue denotes turning area for Grange Hall
- Black dashed line denotes right of way for Grange Hall
- Green area denotes The Peace Garden



N.B This plan is not to scale and is to be used to illustrate general layout of site and aspects.



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## Viewing

Strictly by appointment with the  
sole selling agent ehB Reeves.

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